



# TOWN OF JACKSON

## PLANNING & BUILDING DEPARTMENT

### TRANSMITTAL MEMO

**Town of Jackson**

- Public Works/Engineering
- Building
- Title Company
- Town Attorney
- Police

**Joint Town/County**

- Parks and Recreation
- Pathways
- Joint Housing Dept

**Teton County**

- Planning Division

- Engineer
- Surveyor
- Assessor
- Clerk and Recorder
- Road and Levee

**State of Wyoming**

- Teton Conservation
- WYDOT
- TC School District #1
- Game and Fish
- DEQ

**Federal Agencies**

- Army Corp of Engineers

**Utility Providers**

- Qwest
- Lower Valley Energy
- Bresnan Communications

**Special Districts**

- START
- Jackson Hole Fire/EMS
- Irrigation Company

Date: January 29, 2025

Item #: P25-005

Planner: Andrew Bowen

Phone: 733-0440 ext. 1306

Email: abowen@jacksonwy.gov

**Owner**

Glenwood JH, Inc.  
4011 80<sup>th</sup> St  
Kenosha, WI 53142

**Applicant**

Matt Gotham  
Jorgensen Associates  
PO Box 9550  
Jackson, WY 83002

**REQUESTS:**

The applicant is submitting a request for a Boundary Adjustment for the properties located at 165 – 185 N Glenwood St.

**PIDNs:**

22-41-16-28-4-10-004  
22-41-16-28-4-10-001

For questions, please call Andrew Bowen at 733-0440, x1306 or email to the address shown below. Thank you.

**Please respond by: February 12, 2025 (with Comments)**

**RESPONSE:** For Departments not using SmartGov, please send responses via email to [planning@jacksonwy.gov](mailto:planning@jacksonwy.gov)



January 15, 2025

Mr. Tyler Valentine Town of Jackson Senior Planner

**Re: The Glenwood Adjustment Addition Plat Application – 165-185 N. Glenwood St.**

Mr. Valentine,

On behalf of Glenwood JH, Inc., we are applying for boundary adjustment by replat between Lots 5 & 6, Block 6, Town of Jackson, and the common area outside of the building footprint of The Glenwood Condominium Addition to the Town of Jackson, Plat 1441. This boundary adjustment received zoning compliance verification under P24-156.

As you know, the process and mechanics of this boundary adjustment have been thoroughly discussed and the applicant's counsel, Matt Kim-Miller, and Town Attorney Lea Colasuonno are in agreement that the best way to accomplish the boundary adjustment is to put the GCE outside of the Plat 1441 building footprint into ownership of Glenwood JH, Inc. via a supplemental declaration, thus allowing Glenwood JH, Inc. to solely sign off on the adjustment.

This submittal includes:

- Town of Jackson Planning Application
- Copy of check for application fee of \$1,324 – check will be dropped off in-person
- Warranty Deed showing ownership of Lots 5 & 6, Block 6.
- Letter of Authorization assigning Jorgensen Associates, Inc. as agent
- Notice of Intent to Subdivide published 1/8/25 & 1/15/25
- Title Reports dated October 4, 2024 (Plat 1441 exterior GCE) and December 24, 2024 (Lots 5 & 6)
- Drafts of Supplemental Declarations No. 3 and No. 4 establishing ownership of Plat 1441 GCE outside of building footprint in the name of Glenwood JH, Inc. (No. 3) and annexing GCE of Phase 2 into GCE of Phase 1 and transferring ownership of "adjustment area" back to the HOA (No. 4)
- Draft Affidavits of Mortgagee
- Draft Subdivision Plat

The condominium plat for Phase 2 will be submitted in two weeks once the public notices have run, but I am including a draft of that plat map here for reference.

Thank you for your consideration in this matter.

JORGENSEN ASSOCIATES, INC.

Matt Gotham, PLS  
Survey Manager



**PLANNING PERMIT APPLICATION**  
**Planning & Building Department**

150 E Pearl Ave. | ph: (307) 733-0440  
P.O. Box 1687 | [www.townofjackson.com](http://www.townofjackson.com)  
Jackson, WY 83001

***For Office Use Only***

Fees Paid \_\_\_\_\_

Date & Time Received \_\_\_\_\_

Application #s \_\_\_\_\_

***Please note: Applications received after 3 PM will be processed the next business day.***

**PROJECT.**

Name/Description: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Lot, Subdivision: \_\_\_\_\_ PIDN: \_\_\_\_\_

**PROPERTY OWNER.**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ ZIP: \_\_\_\_\_

E-mail: \_\_\_\_\_

**APPLICANT/AGENT.**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ ZIP: \_\_\_\_\_

E-mail: \_\_\_\_\_

**DESIGNATED PRIMARY CONTACT.**

\_\_\_\_\_ Property Owner \_\_\_\_\_ Applicant/Agent

**TYPE OF APPLICATION.** Please check all that apply; review the type of application at [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning)

**Use Permit**

Basic Use

Conditional Use

Special Use

**Relief from the LDRs**

Administrative Adjustment

Variance

Beneficial Use Determination

Appeal of an Admin. Decision

**Physical Development**

Sketch Plan

Development Plan

Design Review

**Subdivision/Development Option**

Subdivision Plat

Boundary Adjustment (replat)

Boundary Adjustment (no plat)

Development Option Plan

**Interpretations**

Formal Interpretation

Zoning Compliance Verification

**Amendments to the LDRs**

LDR Text Amendment

Map Amendment

**Miscellaneous**

Other: \_\_\_\_\_

Environmental Analysis

**PRE-SUBMITTAL STEPS.** To see if pre-submittal steps apply to you, go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: \_\_\_\_\_ Environmental Analysis #: \_\_\_\_\_  
Original Permit #: \_\_\_\_\_ Date of Neighborhood Meeting: \_\_\_\_\_

**SUBMITTAL REQUIREMENTS.** Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for submittal requirements.

Have you attached the following?

**Application Fee.** Fees are cumulative. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for the fees.

**Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.

**Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) under the relevant application type.

**Note:** Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

\_\_\_\_\_  
Signature of Property Owner or Authorized Applicant/Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name Printed

\_\_\_\_\_  
Title

GRANTOR: ROSEVILLE VENTURES II LLC  
GRANTEE: GLENWOOD JH INC  
Doc 1040206 Filed At 14:33 ON 06/10/22  
Maureen Murphy Teton County Clerk fees: 15.00  
By Corrina Dorman Deputy Clerk

WARRANTY DEED

Roseville Ventures II, LLC, a Wisconsin limited liability company, GRANTOR, of Teton County, WY, for Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY(S) AND WARRANT(S) TO Glenwood JH, Inc., a Wyoming corporation, GRANTEE, whose address is 4011 80th Street, Kenosha, WI 53142, the following described real estate, situated in the County of Teton, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

Lots 5 and 6 of Block 6 of the Original Townsite of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on July 18, 1901 as Plat No. 100.

PIDN: 22-41-16-28-4-10-004

Together and including all improvements thereon, and all appurtenances and hereditaments thereunto belonging. Subject to general taxes for the year of closing, local improvement districts, guaranteed revenues to utility companies, building and zoning regulations, city, county and state subdivision and zoning laws, easements, restrictive covenants, and reservations of record.

[remainder of page intentionally blank]

WITNESS the due execution and delivery of this Warranty Deed this 1<sup>st</sup> day of May, 2022. <sup>June</sup>

Roseville Ventures II, LLC, a Wisconsin limited liability company

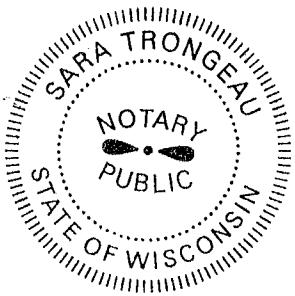
By: SC  
Name: Stephen C. Mills  
Title: Managing Member

State of WI

County of Kenosha

This instrument was acknowledged before me on 6/1/22 by  
Stephen C. Mills, as the Managing Member of Roseville Ventures II, LLC, a Wisconsin limited liability company.

(Seal, if any)



Sara Trongeau  
(Signature of notarial officer)

Sara Trongeau - Notary  
(Title)

My commission expires: 8/25/25

18826259\_v1



## **Town of Jackson Planning and Building Department**

**LETTER OF AUTHORIZATION  
NAMING APPLICANT AS OWNER'S AGENT**

Stephen R. Mills, President of Glenwood JH, Inc.

**PRINT** full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual

Being duly sworn, deposes and says that Glenwood JH, Inc. is the owner in fee of the premises located at:

---

Name of property owner as listed on deed

Address of Premises: 185 N. Glenwood St.

Legal Description: Lot 1-4, Block 6, Town of Jackson

**Legal Description:** \_\_\_\_\_  
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Matt Gotham, Jorgensen Associates, Inc.

Mailing address of Applicant/agent: PO Box 9550, Jackson, WY 83002

Email address of Applicant/agent: mgotham@jorgeng.com

Phone Number of Applicant/agent: 307-733-5150

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified in this(these) application(s) at the premises listed above:

Development/Subdivision Plat Permit Application       Building Permit Application

Public Right of Way Permit  Grading and Erosion Control Permit

Demolition Permit       Other (describe) \_\_\_\_\_

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

~~Property Owner Signature~~

Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other name  
individual Owner

STATE OF WISCONSIN )  
COUNTY OF KENOSHA ) SS.  
 )

The foregoing instrument was acknowledged before me by Stephen R. Mills this 30<sup>th</sup> day of August, 2021.

WITNESS my hand and official seal.

Janis E. Hagerty  
Notary Public



My commission expires: 02/10/2024

# Public NOTICES

## TETON COUNTY NOTICES Teton County Board of Commissioners

### • MEETING NOTICES •

Teton County Board of Commissioners  
Voucher Meeting Notice  
200 S. Willow, Jackson, Wyoming  
Monday, January 13, 2025, 9:00 a.m.  
Meeting agenda is available on [tetoncountywy.gov](http://tetoncountywy.gov)  
Meeting streaming is available online.  
Be advised the online meeting agendas may be revised  
until 5:00pm the day before the meeting.

Publish: 01/08/25

### • PUBLIC NOTICE •

#### PUBLIC NOTICE TETON COUNTY GOVERNMENT

As required by Wyoming State Statute §18-3-516 (f), information on meeting dates, meeting agendas, official minutes, annual budget, and other information required by law to be published in a newspaper of general circulation can also be accessed on the county website: [www.tetoncountywy.gov](http://www.tetoncountywy.gov) Publish: 01/08/25

## TETON COUNTY DIVISION OFFICES

### • PUBLIC NOTICE •

NOTICE OF PUBLIC REVIEW  
TETON COUNTY BOARD OF COUNTY COMMISSIONERS  
MEETING  
Tuesday, 02/04/2025  
Notice is hereby given that a Public Hearing will be held by the Teton County BOARD OF COUNTY COMMISSIONERS for the purpose of considering the applications listed below pursuant to the Wyoming State Statutes, Sections 16-3-101, et. seq. 18-5-201, et. seq. and 18-5-301, et. seq. as applicable. The Public Hearing will be held in the Commissioners Meeting Room of the Teton County Administration Building at 200 S. Willow Street in Jackson, Wyoming on Tuesday, 02/04/2025, in their regular meeting which begins at 09:00 AM. Information regarding the applications listed below may be obtained from the Teton County Planning and Building Services Department, Monday through Friday, 8:00 AM to 5:00 PM, telephone 307-733-3959.

Applicant: Lawrence, Jeff  
Permit No.: DEV2024-0002  
Request: A Development Plan request pursuant to Section 8.3.2 of the Land Development Regulations for the construction of a 14,915 sf building of mixed Industrial, Heavy Retail/Service Uses and 14 Accessory Residential Units.  
Location: 555 W Elk Avenue, Lot 15 of Valley View Subdivision, 2nd Filing, located in the South Park Business Park. The property is zoned Business Park and is in the Natural Resources Overlay.  
Publish: 01/08/25

## GENERAL PUBLIC NOTICES

### • ESTATE PROBATE •

IN THE DISTRICT COURT OF THE STATE OF WYOMING  
IN AND FOR THE COUNTY OF TETON  
NINTH JUDICIAL DISTRICT

IN THE MATTER OF THE ESTATE OF:  
LORELIE BAILEY MILLER,  
Deceased

Probate No.: 2024-CV-0019197

### NOTICE OF PROBATE

You are hereby notified that on December 30, 2024 the Last Will and Testament of Lorelie Bailey Miller (the "Decedent") was admitted to probate by the above named Court, and Robert M. Schneider was appointed personal representative thereof. Any action to set aside the Will shall be filed in the Court within three months from the date of the first publication of this notice, or thereafter be forever barred.

Notice is further given that all persons indebted to Lorelie Bailey Miller or to Lorelie Bailey Miller's Estate, are requested to make immediate payment to the Estate of Lorelie Bailey Miller, C/O the Majors Law Firm, P.C., P.O. Box 2922, 125 S. King Street, Suite 2A, Jackson WY 83001-2922.

## What is a Public Notice?

These pages include a variety of notices required by Town, County and State statutes and regulations. These notices include Meeting Agendas, proposed city and county ordinances, tax and budget information, Liquor Licenses, foreclosures, summonses and bid invitations.

## How to place a Public Notice

Jackson Hole News&Guide • PO Box 7445  
Jackson, WY 83002 • (307) 733-2047

Rate: \$23.00 per column inch

Preferred Method of Submission is via Email in a Word/Text document to [Legals@jhnewsandguide.com](mailto:Legals@jhnewsandguide.com). Legals submitted via hard copy or PDF will be charged a typesetting fee of \$50.00 per typed page

LEGAL DEADLINE: THURSDAY AT 3:00 PM

JANUARY 8, 2025

Creditors having claims against the decedent or the estate are required to file them in duplicate with the necessary vouchers in the Office of the Clerk of Court on or before three months after the date of the first publication of this notice, and if such claims are not so filed, unless otherwise allowed or paid, they will be forever barred.

DATED December 30, 2024.

[signed]  
M. Jason Majors  
Majors Law Firm, P.C.  
125 S. King Street, Ste 2A  
P.O. Box 2922  
Jackson, WY 83001-2922  
(307) 733-4117 Phone  
(307) 733-4117 Facsimile  
Wyoming Bar Registration # 6-3789  
Attorney for Personal Representative  
Publish: 01/08, 01/15, 01/22/25

### • ABANDONED VEHICLE AUCTIONS •

2017 Subaru Impreza  
Vin# 4S3GKAB65H3615945  
Owed \$3774.90

2007 Subaru Outback  
Vin# 4S4BP62C577322659  
Owed \$9453.20

Sale to be January 17th 2025

Please contact Shiela @ 307-733-8697  
With any questions.  
Publish: 01/08, 01/15/25

### • PUBLIC NOTICE •

January 2025 Teton Conservation District Board Meeting

The public is invited to join Teton Conservation District for our monthly board meeting at 1:00 p.m. on January 15, 2025. Attend in person at our office at 420 W. Pearl Ave. in Jackson or virtually by phone or video conference at [www.tetonconservation.org/events](http://www.tetonconservation.org/events). For more information, email [info@tetonconservation.org](mailto:info@tetonconservation.org) or call 307-733-2110. Learn more about your local conservation district at [www.tetonconservation.org](http://www.tetonconservation.org).

Publish: 01/08/25

### • INTENT TO SUBDIVIDE •

#### LEGAL NOTICE

#### NOTICE OF INTENT TO SUBDIVIDE

Notice is hereby given that, in accordance with §18-5-306 Wyoming Statutes, Glenwood JH, Inc. intends to apply for a Boundary Adjustment in the Town of Jackson. The proposed boundary adjustment is of the common line between Lots 5-6, Block 6, Original Town of Jackson, Plat 100, and the area shown as General Common Element on the Glenwood Condominium Addition to the Town of Jackson, Plat 1441. The project is located in a portion of the SE1/4 SE1/4 of Section 28, Township 41N, Range 116W. The street address is 165 and 185 N Glenwood Street, Jackson, WY. The name of the proposed subdivision is The Glenwood Subdivision Addition to the Town of Jackson. A public hearing for said permit will occur at a regular meeting of the Town Council at the Jackson Town Hall. Please contact the Town of Jackson Planning Office at 733-0440 for scheduled meeting dates.  
Publish: 01/08, 01/15/25

### • CONTINUED PUBLICATIONS •

WYOMING DEPARTMENT OF TRANSPORTATION  
CHEYENNE, WYOMING  
NOTICE OF ACCEPTANCE OF  
AND  
FINAL SETTLEMENT FOR HIGHWAY WORK

Notice is hereby given that the Wyoming Department of Transportation has accepted as completed according to plans, specifications and rules governing the same work performed under that certain contract between the State of Wyoming and Avail Valley Construction-WYLLC, The Contractor, on Highway Project Number PEG2331 & PEG2A01 in Lincoln, Sublette, Sweetwater and Uinta Counties, consisting of stockpiling and miscellaneous work and the Contractor is entitled to final settlement therefore; that the Director of the Department of Transportation will cause said Contractor to be paid the full amount due him under said contract on February 11, 2025.

The date of the first publication of this Notice is January 1, 2025.

Publish: 12/31/24, 01/08/25, 01/15/25

#### LEGAL NOTICE

#### NOTICE OF INTENT TO SUBDIVIDE

Notice is hereby given that, in accordance with §18-5-306 Wyoming Statutes, Grand Targhee Resort, LLC intends to apply for a permit to subdivide Lot 1, Grand Targhee Resort South Plat No. 1467. A public hearing for said permit will occur at a regular meeting of the Teton County Planning Commission at the Teton County Board of Commissioners Chambers 200 S. Willow Street Jackson, WY. Please contact the Teton County Planning and Development Department at (307)-733-3959 for scheduled meeting dates or more information. The proposed subdivision involves subdividing said "Lot 1" to create townhome lots. The project is located on approximately 14.38 acres at 3300 E Ski Hill Rd, Alta, WY 83414.  
Publish: 12/31/24, 01/08/25

#### SUMMONS

To: ROY ROBERTO ROQUE BONILLA

You have been sued by Charlotte Castaneda, the Petitioner, in the District Court in and for Teton County, Idaho, Case No. CV41-21-0079.

The nature of the claim against you is CHILD CUSTODY.

Any time after 21 days following the last publication of this Summons, the court may enter a judgment against you without further notice, unless prior to that time you have filed a written response in the proper form, including the Case No., and paid any required filing fee to the Clerk of the Court at 150 Courthouse Drive #307, Driggs, Idaho 83422; 208-354-2239, and served a copy of your response on the Petitioner's attorney at Alan Johnston, Murray Ziel & Johnston, PLLC, 770 S. Woodruff Avenue, Idaho Falls, Idaho 83401.

A copy of the Summons and Petition can be obtained by contacting either the Clerk of the Court or the attorney for Petitioner. If you wish legal assistance, you should immediately retain an attorney to advise you in this matter.

Dated: 12/16/2024 10:34:03 AM

Teton County District Court

By Susan Hill, Deputy Clerk

Publish: 12/24/24, 12/31/24, 01/08/25, 01/15/25

KAREN BRENNAN

TETON REGION  
MARKETING  
EXPERT

Print  
Digital  
Campaigns  
Strategy  
LET'S WORK  
Together!

Jackson Hole News&Guide

307.739.9541

Karen@JHNewsAndGuide.com

2025. A motion was made by Jonathan Schechter and seconded by Kevin Regan to approve the Town Manager's Report. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. Adjourn. A motion was made by Jonathan Schechter and seconded by Devon Viehman to adjourn. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 8:52 p.m.

Minutes: rt.  
Publish: 01/15/25

• REQUEST FOR BIDS •

ADVERTISEMENT FOR BIDS

Town of Jackson, Wyoming  
2025 Spring and Fall Street Patching and Overlay Project: TOJ Bid No. 25-06

Notice is hereby given that the Town of Jackson, Wyoming is requesting Bids for the construction of 2025 Spring and Fall Street Patching and Overlay Project. Sealed bids will be received at the office of the Town Clerk, Town of Jackson, PO Box 1687, located at 150 East Pearl Avenue, Jackson, WY 83001, (Town Hall), emailed bids will be received at TownClerk@jacksonwy.gov until January 30, 2025, at 2:00 pm local time. At that time the Bids received will be publicly opened and read. Bids shall be delivered according to the instructions to bidders. Street patching consists of approximately 50,000 total square feet of asphalt street patching in various locations throughout Town, divided between spring and fall construction timelines. Mill and overlay of various streets consist of approximately 85,000 total square feet occurring in the spring of 2025, and approximately 20,000 square feet of alley paving in the fall. Construction timeline: Spring Portion - April 15 through May 23, 2025; Fall Portion - September 2 through October 15, 2025. Issuing Office: Town of Jackson Engineering Division Complete digital bidding documents are available at [www.questcdn.com](http://questcdn.com). You may download the digital documents by inputting QuestCDN project No. 9489349 or Owner Project No. 25-06 on the website's projects tab search page. Please contact QuestCDN.com for assistance in membership registration, downloading plan sets, and working with this digital project information.

Paper or Partial sets of Bidding Documents will not be available from the Issuing Office. Neither Owner nor Engineer will be responsible for full or partial sets of Bidding Documents, including Addenda if any, obtained from sources other than the Issuing Office. Questions regarding the Bidding Documents should be directed to Town of Jackson Engineering, TownEngineering@jacksonwy.gov (Phone: 307-733-3079, Ext. 1414). For all further requirements regarding bid submittal, qualifications, procedures, and contract award, refer to the Instructions to Bidders that are included in the Bidding Documents. A bid security in the amount of 5% of the bid shall accompany each bid. All bids are to be prepared in accordance with the Bidding Documents. Responsible Wyoming bidders will be given a 5% preference.

The Town of Jackson reserves the right to reject any and all bids, and to waive all informalities. The Town of Jackson may accept any bid which in its opinion best serves its interests.

Publish: 01/15, 01/22/25

GENERAL PUBLIC NOTICES

• PUBLIC NOTICE •

PROPOSED TEMPORARY TURBIDITY INCREASE IN BLUE CRANE RESERVOIR AND CODY CREEK

The Wyoming Department of Environmental Quality (WDEQ) has received a request from Alder Environmental LLC, for a temporary increase in turbidity in Cody Creek and Blue Crane Reservoir near Jackson, Wyoming. The temporary increase in turbidity is associated with removal of accumulated sediment in Blue Crane Reservoir and maintenance of existing aquatic habitat restoration and enhancements in Cody Creek. Activity in cold waters like Blue Crane Reservoir and Cody Creek is normally limited to a ten (10) NTU increase over background. Approval of this request would allow an exceedance of this limit for up to twenty (20) total working days for the combined waters, subject to monitoring and reporting. This activity will follow the procedures in Chapter 1, Section 23(c)(ii), of the WDEQ Water Quality Rules, which allow for temporary elevated levels of turbidity in certain circumstances. The applicant has secured a U.S. Army Corps of Engineer 404 permit for the project.

Requests for information about the proposed temporary turbidity increase should be directed to Eric Hargett by email ([eric.hargett@wyo.gov](mailto:eric.hargett@wyo.gov)) or phone (307-777-6701). Written comments must be addressed to Eric Hargett, Wyoming DEQ/WQD, 200 W. 17th Street – 4TH floor, Cheyenne, WY, 82002, and be postmarked on or before 5:00 p.m. on January 29, 2025 to be considered. Electronic comments may only be submitted through and accepted by the Wyoming DEQ comment portal provided at <http://wq.wyomingdeq.commentinput.com/>. Phone comments will not be accepted.

Para español, visite [deq.wyoming.gov](http://deq.wyoming.gov). Americans with Disabilities Act: special assistance or alternative formats will be made available upon request for individuals with disabilities. Please provide at least fourteen (14) days before the close of public comment period for such requests.

Publish: 01/15/25

PUBLIC NOTICE

The Wyoming Public Service Commission (Commission) approved the Application of Wyoming Gas Company, a division of Natural Gas Processing Co. (Wyoming Gas or the Company) for authority to pass on a decrease in its wholesale gas supply cost of \$0.0201 per CCF.

1. The Company's proposal results in a decrease of \$1.40, or 2.24%, before taxes, in the monthly bill for a typical residential customer using 70 CCF per month during the rate effective period of October 1, 2024, through September 30, 2025. Actual bills will vary with usage.

2. Commission Rule Chapter 3, Section 26 allows a utility to

pass-on, to its customers, known or projected commodity cost increases or decreases, on a dollar-for-dollar basis, subject to public notice, opportunity for hearing, and refund.

3. Wyoming Gas's Application is available for inspection at the Commission or <https://dms.wyo.gov/external/publicusers.aspx> (Enter Record No. 17676).

4. Anyone desiring to file a statement, intervention petition, protest, or request for a hearing must file in writing with the Commission, on or before January 23, 2025. A proposed intervention or request for a hearing shall set forth the grounds, the position and interest of the petitioner in this proceeding.

5. If you wish to participate in this matter and you require reasonable accommodation for a disability, contact the Commission at (307) 777-7427, or 2515 Warren Avenue, Suite 300, Cheyenne, Wyoming 82002. Communications-impaired persons may contact the Commission by accessing Wyoming Relay at 711. Please mention Docket No. 30009-78-GP-24.

Dated: December 23, 2024.

Publish: 01/15, 01/22/25

NOTICE OF PUBLIC HEARING  
TETON VILLAGE ASSOCIATION ISD  
BUDGET AMENDMENT

The Teton Village Association ISD will conduct a Public Hearing to amend the fiscal year 2025 budget on January 23, 2025, at 11:00 a.m. at the Teton Village District Offices, 7020 N. Rachel Way, Teton Village, Wyoming. All residents and property owners within the District are encouraged to attend. Operations Expenditures are projected to increase from \$3,602,190 to \$4,081,320. Capital Expenses are projected to increase from \$4,108,705 to \$4,453,405. Revenue is projected to increase from \$8,495,967 to \$8,840,667.

Jim Terry, Treasurer, Teton Village Association ISD

Dated this 9th day of January, 2025

Publish: 01/15/25

NOTICE OF PUBLIC HEARING  
TETON VILLAGE RESORT DISTRICT  
BUDGET AMENDMENT

The Teton Village Resort District will conduct a Public Hearing to amend the fiscal year 2025 budget on January 23, 2025, at 11:15 a.m. at the Teton Village District Offices, 7020 N. Rachel Way, Teton Village, Wyoming. All residents and property owners within the District are encouraged to attend. Capital Expenses are projected to increase from \$4,108,705 to \$4,453,405.

Rob DesLauriers, Treasurer, Teton Village Resort District

Dated this 9th day of January, 2025

Publish: 01/15/25

• CONTINUED PUBLICATIONS •

IN THE DISTRICT COURT OF THE STATE OF WYOMING  
IN AND FOR THE COUNTY OF TETON  
NINTH JUDICIAL DISTRICT

IN THE MATTER OF THE ESTATE OF:  
LORELIE BAILEY MILLER,  
Deceased

Probate No.: 2024-CV-0019197

NOTICE OF PROBATE

You are hereby notified that on December 30, 2024 the Last Will and Testament of Lorelie Bailey Miller (the "Decedent") was admitted to probate by the above named Court, and Robert M. Schneider was appointed personal representative thereof. Any action to set aside the Will shall be filed in the Court within three months from the date of the first publication of this notice, or thereafter be forever barred.

Notice is further given that all persons indebted to Lorelie Bailey Miller or to Lorelie Bailey Miller's Estate, are requested to make immediate payment to the Estate of Lorelie Bailey Miller, C/O the Majors Law Firm, P.C., P.O. Box 2922, 125 S. King Street, Suite 2A, Jackson WY 83001-2922.

Creditors having claims against the decedent or the estate are required to file them in duplicate with the necessary vouchers in the Office of the Clerk of Court on or before three months after the date of the first publication of this notice, and if such claims are not so filed, unless otherwise allowed or paid, they will be forever barred.

DATED December 30, 2024.

[signed]  
M. Jason Majors  
Majors Law Firm, P.C.  
125 S. King Street, Ste 2A  
P.O. Box 2922  
Jackson, WY 83001-2922  
(307) 733-4117 Phone  
(307) 733-4117 Facsimile  
Wyoming Bar Registration # 6-3789  
Attorney for Personal Representative  
Publish: 01/08, 01/15, 01/22/25

LEGAL NOTICE

NOTICE OF INTENT TO SUBDIVIDE

Notice is hereby given that, in accordance with §18-5-306 Wyoming Statutes, Glenwood JH, Inc. intends to apply for a Boundary Adjustment in the Town of Jackson. The proposed boundary adjustment is of the common line between Lots 5-6, Block 6, Original Town of Jackson, Plat 100, and the area shown as General Common Element on the Glenwood Condominium Addition to the Town of Jackson, Plat

1441. The project is located in a portion of the SE1/4 SE1/4 of Section 28, Township 41N, Range 116W. The street address is 165 and 185 N Glenwood Street, Jackson, WY. The name of the proposed subdivision is The Glenwood Subdivision Addition to the Town of Jackson. A public hearing for said permit will occur at a regular meeting of the Town Council at the Jackson Town Hall. Please contact the Town of Jackson Planning Office at 733-0440 for scheduled meeting dates.

Publish: 01/08, 01/15/25

2017 Subaru Impreza  
Vin# 4S3GKAB6H3615945  
Owed \$3774.90

2007 Subaru Outback  
Vin# 4S4BP62C577322659  
Owed \$9453.20

Sale to be January 17th 2025

Please contact Shiela @ 307-733-8697  
With any questions.  
Publish: 01/08, 01/15/25

WYOMING DEPARTMENT OF TRANSPORTATION  
CHEYENNE, WYOMING  
NOTICE OF ACCEPTANCE OF  
AND  
FINAL SETTLEMENT FOR HIGHWAY WORK

Notice is hereby given that the Wyoming Department of Transportation has accepted as completed according to plans, specifications and rules governing the same work performed under that certain contract between the State of Wyoming and Avail Valley Construction-WY, LLC, The Contractor, on Highway Project Number PEG2331 & PEG2A01 in Lincoln, Sublette, Sweetwater and Uinta Counties, consisting of stockpiling and miscellaneous work and the Contractor is entitled to final settlement therefore; that the Director of the Department of Transportation will cause said Contractor to be paid the full amount due him under said contract on February 11, 2025.

The date of the first publication of this Notice is January 1, 2025.

Publish: 12/31/24, 01/08/25, 01/15/25

SUMMONS

To: ROY ROBERTO ROQUE BONILLA

You have been sued by Charlotte Castaneda, the Petitioner, in the District Court in and for Teton County, Idaho, Case No. CV41-21-0079.

The nature of the claim against you is CHILD CUSTODY.

Any time after 21 days following the last publication of this Summons, the court may enter a judgment against you without further notice, unless prior to that time you have filed a written response in the proper form, including the Case No., and paid any required filing fee to the Clerk of the Court at 150 Courthouse Drive #307, Driggs, Idaho 83422; 208-354-2239, and served a copy of your response on the Petitioner's attorney at Alan Johnston, Murray Ziel & Johnston, PLLC, 770 S. Woodruff Avenue, Idaho Falls, Idaho 83401.

A copy of the Summons and Petition can be obtained by contacting either the Clerk of the Court or the attorney for Petitioner. If you wish legal assistance, you should immediately retain an attorney to advise you in this matter.

Dated: 12/16/2024 10:34:03 AM

Teton County District Court

By Susan Hill, Deputy Clerk

Publish: 12/24/24, 12/31/24, 01/08/25, 01/15/25

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*First American Title*™

## Condition of Title Guarantee

ISSUED BY

**First American Title Insurance Company**

# Guarantee

GUARANTEE NUMBER

**50036956-0006178e**

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE GUARANTEE CONDITIONS ATTACHED HERETO AND MADE A PART OF THIS GUARANTEE.

### **FIRST AMERICAN TITLE INSURANCE COMPANY**

a Nebraska corporation, herein called the Company

### **GUARANTEES**

the Assured named in Schedule A of this Guarantee

against loss or damage not exceeding the Amount of Liability stated in Schedule A sustained by the Assured by reason of any incorrectness in the Assurances set forth in Schedule A

---

**First American Title Insurance Company**

Kenneth D. DeGiorgio, President

Greg L. Smith, Secretary

For Reference:

**File #:** W-30639-2

**Policy #:** 50036956-0006178e

This jacket was created electronically and constitutes an original document

## EXCLUSIONS FROM COVERAGE

Except as expressly provided by the assurances in Schedule A, the Company assumes no liability for loss or damage by reason of the following:

- (a) Defects, liens, encumbrances, adverse claims or other matters against the title to any property beyond the lines of the Land.
- (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the Public Records (1) that are created, suffered, assumed or agreed to by one or more of the Assureds; or, (2) that result in no loss to the Assured.
- (c) Defects, liens, encumbrances, adverse claims or other matters not shown by the Public Records.
- (d) The identity of any party shown or referred to in any of the schedules of this Guarantee.

- (e) The validity, legal effect or priority of any matter shown or referred to in any of the schedules of this Guarantee.
- (f) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the Public Records.
- (g) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the Public Records.

## GUARANTEE CONDITIONS

### 1. Definition of Terms.

The following terms when used in the Guarantee mean:

- a. the "Assured": the party or parties named as the Assured in Schedule A, or on a supplemental writing executed by the Company.
- b. "Land": the Land described or referred to in Schedule A, and improvements affixed thereto which by law constitute real property. The term "Land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- c. "Mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- d. "Public Records": those records established under Wyoming statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- e. "Date of Guarantee": the Date of Guarantee set forth in Schedule A.
- f. "Amount of Liability": the Amount of Liability as stated in Schedule A.

### 2. Notice of Claim to be Given by Assured.

The Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured of any assertion of facts, or claim of title or interest that is contrary to the assurances set forth in Schedule A and that might cause loss or damage for which the Company may be liable under this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice by the failure and then only to the extent of the prejudice.

### 3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

### 4. Company's Option to Defend or Prosecute Actions; Duty of Assured to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- a. The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in Paragraph 4 (b), or to do any other act which in its opinion may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- b. If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of the Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- c. Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
- d. In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, the Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the correctness of the

## GUARANTEE CONDITIONS (Continued)

assurances set forth in Schedule A to prevent or reduce loss or damage to the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

### **5. Proof of Loss or Damage.**

- a. In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Assured furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.
- b. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this paragraph shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonable necessary information from third parties, as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

### **6. Options to Pay or Otherwise Settle Claims: Termination of Liability.**

**In case of a claim under this Guarantee, the Company shall have the following additional options:**

- a. To pay or tender payment of the Amount of Liability together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.
- b. To pay or otherwise settle with the Assured any claim assured against under this Guarantee. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay; or
- c. To pay or otherwise settle with other parties for the loss or damage provided for under this Guarantee, together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in 6 (a), (b) or (c) of this paragraph the Company's obligations to the Assured under this Guarantee for the claimed loss or damage, other than the payments required to be made, shall terminate, including any duty to continue any and all litigation initiated by the Company pursuant to Paragraph 4.

### **7. Limitation Liability.**

- a. This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in Schedule A and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.
- b. If the Company, or the Assured under the direction of the Company at the Company's expense, removes the alleged defect, lien, or encumbrance or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
- c. In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom.
- d. The Company shall not be liable for loss or damage to the Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

### **8. Reduction of Liability or Termination of Liability.**

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the Amount of Liability under this Guarantee pro tanto.

### **9. Payment of Loss.**

- a. No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- b. When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions, the loss or damage shall be payable within thirty (30) days thereafter.

### **10. Subrogation Upon Payment or Settlement.**

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

## GUARANTEE CONDITIONS (Continued)

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

### 11. Arbitration.

Provision intentionally deleted.

### 12. Liability Limited to This Guarantee; Guarantee Entire Contract.

- a. This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- b. Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- c. No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

### 13. Severability.

In the event any provision of this Guarantee, in whole or in part, is held invalid or unenforceable under applicable law, the Guarantee shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

### 14. Choice of Law; Forum.

- a. Choice of Law: The Assured acknowledges the Company has underwritten the risks covered by this Guarantee and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of Guarantees of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims that are adverse to the Assured and to interpret and enforce the terms of this Guarantee. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

- b. Choice of Forum: Any litigation or other proceeding brought by the Assured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

### 15. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 5 First American Way, Santa Ana, California 92707.** Phone: **888-632-1642** (claims.nic@firstam.com)

## **Condition of Title Guarantee SCHEDULE A**

Order No.: W-30639-2

Guarantee No.: 50036956-0006178e

Date of Guarantee: December 24, 2024 at 1:34PM

Amount of Liability: \$350.00

Premium: \$250.00

---

1. Name of Assured:

**Jorgensen Associates, Inc.**

2. The estate or interest in the Land which is covered by this Guarantee is:

Fee Simple

3. The Land referred to in this Guarantee is described as follows:

**See Exhibit "A" for Legal Description**

4. Assurances

According to the Public Records as of the Date of Guarantee:

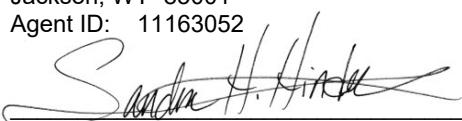
- a. Title to the estate or interest in the Land is vested in:

**Glenwood JH, Inc., a Wyoming corporation**

- b. Title to the estate or interest is subject to defects, liens, or encumbrances shown in Schedule B which are not necessarily shown in the order of their priority

Issued By:

Wyoming Title & Escrow, Inc.  
1110 Maple Way Suite A  
P.O. Box 4429  
Jackson, WY 83001  
Agent ID: 11163052

  
\_\_\_\_\_  
Authorized Countersignature

## Condition of Title Guarantee

### SCHEDULE B

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

- A. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
1. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of the persons in possession of the Land.
2. Easements, claims of easements or encumbrances that are not shown in the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.
5. (a) Unpatented mining claims; (b) Reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand and gravel located in, on or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
7. The lien of real estate taxes or assessments imposed on the Title by a governmental authority that are not shown as existing liens in the records of the County Treasurer or in the Public Records.
8. General taxes for the year 2025, and subsequent years, a lien in the process of assessment, not yet due or payable.

#### TAX NOTE:

Taxes, special and general, assessment districts and service areas, for the year 2024. Tax ID No. OJ-002123.

1st Installment: \$13,349.46 PAID

2nd Installment: \$13,349.46 PAID

9.  All matters as delineated on the Official Plat of Original Townsite of Jackson, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 100.  
[Plat No. 100](#)

X X 10. Notice of Location of Underground Public Utility Facilities, recorded June 29, 1978, as Book 72, Page 304, Official Records.  
[B72P304](#)

X X 11. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded February 12, 1991, as Book 234, Page 324, Official Records.  
[B234P324](#)

X X 12. Record of Survey T-26C, recorded February 25, 2008, as Book 2 of Maps, Page 233, Official Records.  
[T-26C](#)

X X 13. Terms and conditions of Parking Relocation Agreement, by and between Shannon G. Spencer and Patrick L. Spencer, and Glenwood JH, Inc., a Wyoming corporation, recorded June 14, 2023, as (instrument) 1061510, Official Records.  
[1061510](#)

X 14. Supplemental Declaration No. 2 of Condominium for the Glenwood Condominium Addition to the Town of Jackson (In Relation to Parking and Annexing Additional Property), recorded September 20, 2024, as (instrument) 1090143, Official Records.  
[1090143](#)

X 15. Terms and conditions of Parking Relocation Agreement (Unit 20), by and between Kyle Theret, and Glenwood JH, Inc., a Wyoming corporation recorded September 20, 2024, as (instrument) 1090144, Official Records.  
[1090144](#)

X 16. Terms and conditions of Parking Relocation Agreement (Unit 19), by and between Zendler Clemens, LLC, a Wyoming limited liability company, and Glenwood JH, Inc., a Wyoming corporation, recorded December 20, 2024, as (instrument) 1095292, Official Records.  
[1095292](#)

X 17. Construction Mortgage to secure an indebtedness and any other obligations secured thereby in the amount of \$30,000,000.00, dated September 4, 2020, recorded September 10, 2020, as (instrument) 0998314, Official Records.  
Mortagor: Glenwood JH, Inc., a Wyoming corporation  
Mortgagee: Bank of Jackson Hole  
[0998314](#)  
X An agreement to modify the terms and provisions of said Mortgage, including but not limited to adding additional collateral, recorded June 10, 2022, as (instrument) 1040208, Official Records.  
[1040208](#)  
X The Beneficial Interest under said Mortgage was assigned of record to Bank of Jackson Hole, a division of NBH Bank (Charter No. 100870), by assignment recorded June 6, 2023, as (instrument) 1062252, Official Records.  
[1062252](#)  
Said matter affects this and other property.

18. An assignment of all the money due or to become due as rental, as additional security for the obligations secured by the Mortgage shown hereinabove was assigned to Bank of Jackson Hole, recorded September 10,

X 2020, as (instrument) 0998315, Official Records.  
[0998315](#)

X An agreement to modify the terms and provisions of said Assignment of Rents recorded June 10, 2022, as (instrument) 1040208, Official Records.  
[1040208](#)

X The Beneficial Interest under said Assignment of Rents was assigned of record to Bank of Jackson Hole, a division of NBH Bank (Charter No. 100870), by assignment recorded June 26, 2023, as (instrument) 1062253, Official Records.  
[1062253](#)

Said matter affects this and other property.

19. Construction Mortgage to secure an indebtedness and any other obligations secured thereby in the amount of \$5,000,000.00, dated June 1, 2022, recorded June 10, 2022, as (instrument) 1040209, Official Records.

X Mortgagor: Glenwood JH, Inc., a Wyoming corporation  
Mortgagee: Bank of Jackson Hole  
Affects Parcel 1  
[1040209](#)

X The Beneficial Interest under said Mortgage was assigned of record to Bank of Jackson Hole, a division of NBH Bank (Charter No. 100870), by assignment recorded June 26, 2023, as (instrument) 1062250, Official Records.  
[1062250](#)

20. An assignment of all the money due or to become due as rental, as additional security for the obligations secured by the Mortgage shown hereinabove was assigned to Bank of Jackson Hole, recorded June 10, 2022, as (instrument) 1040210, Official Records.  
[1040210](#)

X The Beneficial Interest under said Assignment of Rents was assigned of record to Bank of Jackson Hole, a division of NBH Bank (Charter No. 100870), by assignment recorded June 26, 2023, as (instrument) 1062251, Official Records.  
[1062251](#)

21. Mortgage to secure an indebtedness and any other obligations secured thereby in the amount of \$15,000,000.00, dated May 20, 2022, recorded June 10, 2022, as (instrument) 1040222, Official Records.

X Mortgagor: Glenwood JH, Inc., a Wyoming corporation  
Mortgagee: Roseville Ventures II, LLC, a Wisconsin limited liability company  
Affects Parcel 1  
[1040222](#)

X Said Subordination and Standstill Agreement was subordinated to the lien of the Mortgage in Exception No. 23 and 26, by instrument recorded June 10, 2022, as (instrument) 1040231, Official Records.  
[1040231](#)

22. Unrecorded leaseholds, if any, rights of parties in possession other than the vestee(s) herein, rights of secured parties under financing statements as to personal property located on the premises herein and the rights of tenants to remove trade fixtures.

Order No.: W-30639-2

Guarantee No.: 50036956-0006178e

\*\*\*\*\* End of Schedule B \*\*\*\*\*

## EXHIBIT “A” – LEGAL DESCRIPTION

Lots 5 and 6 of Block 6 of the Original Townsite of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on July 18, 1901 as Plat No. 100.

PIDN: 22-41-16-28-4-10-004

• \* \* \* \* \* END OF LEGAL DESCRIPTION \* \* \* \* \*

Note: For informational purposes only, for which the Company assumes no liability for any inaccuracies or omissions, the purported street address and assessor's parcel number of said Land as determined from the latest county assessor's roll is:

165 North Glenwood Street, Jackson, WY 83001

No inspection of said Land has been made, and no assurances are hereby given or implied as to the location of the Land herein described.



## Privacy Policy

Last Updated and Effective Date: December 1, 2024

This Privacy Notice (“Notice”) describes how Mother Lode Holding Company and its subsidiaries and affiliates (collectively, “Mother Lode,” “we,” “us,” or “our”) collect, use, store, and share your personal information when: (1) you access or use our websites, mobile applications, web-based applications, or other digital platforms where this Notice is posted (“Sites”); (2) you use our products and services (“Services”); (3) you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method (“Communications”); (4) we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies (“Third Parties”); and (5) you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services (“B2B”). Personal information is sometimes also referred to as personal data, personally identifiable information or other like terms to mean any information that directly or indirectly identifies you or is reasonably capable of being associated with you or your household. However, certain types of information are not personal information and thus, not within the scope of our Notice, such as: (1) publicly available information; and (2) de-identified and aggregated data that is not capable of identifying you. If we use de-identified or aggregated data, we commit to maintain and use the information in a non-identifiable form and not attempt to reidentify the information, unless required or permitted by law.

This Notice applies wherever it is posted. To the extent a Mother Lode subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that this Notice does **not** apply to any information we collect from job candidates and employees. Our employee and job candidate privacy notice can be found [here](#).  
**If you are a California resident, click [here](#) for specific disclosures about how we collect, use, store and disclose your personal information, along with your privacy rights.**

## Notice at Collection

### [What Type of Information Do We Collect About You?](#)

Depending upon how you interact with our Sites and Services, the nature of your Communications, and the nature of our interaction with Third Parties, we may collect the following information from and about you:

- Direct identifiers, including but not limited to your unique online identifier, name, alias, social media handle, IP address, username and password, postal and/or e-mail address, phone number, account name and/or account number, social security number, driver's license number, passport number, and/or state identification number.
- Related identifiers, including but not limited to your date of birth, bank, credit, or debit card number, financial information, and/or insurance policy number.
- Physical characteristics, including protected characteristics under federal and state law, such as age, sex, race, and ethnicity.
- Commercial information, including records of products or services purchased, obtained, or considered.
- Biometric information, such as fingerprints and voice recordings.
- Internet or other electronic network activity information, with our Sites and in Communications, including browser type and version, browser settings, operating systems and platform, device type, operating information, mobile carrier, page response time and download errors.
- Geolocation data, such as your zip code and time zone.
- Audio, electronic, visual, and thermal information, including telephone recordings, electronic communication records, and security camera footage from applicable Mother Lode properties.
- Professional or employment-related information, such as your work history, salary history, and education history.

### [How Do We Collect Your Information?](#)

We collect your personal information in three ways:

**Directly from you** when you access or use our Sites or Services, conduct business dealings with us in the B2B context or when you communicate with us in any manner, including but not limited to:

- Personal information you provide by filling out forms in person or electronically through our Sites, including information provided at the time of registering for any Service or event, posting material, or requesting further services or information;
- Personal information you provide when you access or use our Services;
- Personal information you provide when you conduct B2B dealings with us;
- Personal information you provide when you report a problem with our Sites;
- Records and copies of your correspondence (e.g., email address) if you contact us;
- Your responses to surveys that we might ask you to complete;
- Details of transactions you carry out through our Sites, and the fulfillment of your orders; and
- Your search queries on the Sites.

**Automatically** when you access or use our Sites or Services, conduct business dealings or when you communicate with us, including but not limited to:

- Details of your visits to the Sites, including traffic data, location data, logs and other communication data;

- Information about your computer and mobile device, and internet connection, including your IP address, operating system, and browser type; and
- Interactivity with an e-mail, including opening, navigating, and click-through information.

**From Third Parties**, including but not limited to:

- Data analytics providers for the purpose of receiving statistical data about your activity on our Sites;
- Social media networks for the purpose of collecting certain of your social media profile information and activity, including your screen names, profile picture, contact information, contact list, and the profile pictures of your contacts, through the social media platform;
- Service providers, including but not limited to internet service providers, fraud prevention services, and related partners; and
- Public sources, including local, state, and federal government agencies and departments, to facilitate your use of the Sites, and to provide you with our Services.

**How Do We Use Your Information?**

We use the personal information outlined in [What Type of Information Do We Collect About You](#) for a variety of business and commercial purposes, including but not limited to:

- Provide the Sites to you;
- Provide the Services you have requested;
- Conduct business dealings with you;
- Fulfill a transaction you requested or service your policy;
- Handle a claim;
- Create and manage your account;
- Operate the Sites, including access management, payment processing, Site administration, internal operations, troubleshooting, data analysis, testing, research, and for statistical purposes;
- Respond to your requests, feedback, or inquiries;
- Comply with laws, regulations, and other legal requirements;
- Comply with relevant industry standards and our policies;
- Protect and enforce your rights and the rights of other users against unlawful activity, including identity theft and fraud;
- Protect and enforce our collective rights arising under any agreements entered between Mother Lode and you or any other Third Party;
- Protect the integrity and maintain security of our Sites and Services;
- Operate, evaluate, and improve our business; and
- Deliver content tailored to your interests and the way you use the Sites;
- Present content in a manner that is optimized for your device;
- Measure and analyze the effectiveness of the Sites and Services we provide to you.

**How Do We Disclose Your Personal Information?**

We do not sell your personal information or share your personal information for cross-context behavioral advertising. We may, however, disclose personal information referenced in [What Type of Information Do We Collect About You](#) with others for a variety of business and commercial purposes, including:

- **With your consent.** We may disclose your personal information with your consent. We may obtain your consent in writing; online, through “click-through” agreements; when you accept the terms of use on our Sites; orally, either in person or on the phone; or by other means.
- **In a business transfer.** We may disclose your personal information as part of a corporate business transaction, such as a merger or acquisition, joint venture, corporate reorganization, financing, or sale of company assets, or in the unlikely event of insolvency, bankruptcy, or receivership, in which such information could be transferred to Third Parties as a business asset in the transaction.

- **To non-affiliated third parties, such as service providers and contractors.** We may disclose your personal information with other parties, such as service providers and contractors, to facilitate your access and use of our Sites and Services, including but not limited to internet service providers, data analytics providers, governmental entities, operating systems and platforms, social medial networks, and service providers who provide us a service (e.g., credit / debit card processing, billing, shipping, repair, customer service, auditing, debugging to identify and repair errors that impair existing intended functionality on our Sites or Services, and/or protecting against malicious, deceptive, fraudulent, or illegal activity).
- **To subsidiaries and affiliates.** We may disclose your personal information with our Mother Lode subsidiaries and affiliates to further facilitate your use of our Sites and Services, and to ensure the smooth and consistent operations of Mother Lode by identifying and repairing errors that impede intended functionality and to protect against malicious, deceptive, fraudulent, or illegal activity.
- **For legal process and protection.** We may disclose your personal information to satisfy any law, regulation, legal process, governmental request, or where we have a good faith belief that access, use, preservation or disclosure of such information is reasonably necessary to:
  - Enforce or apply agreements, or initiate, render, bill, and collect for Services;
  - Protect our rights or interests, property or safety or that of others;
  - In connection with claims, disputes, or litigation - in court or elsewhere;
  - Protect users of our Sites and Services and other carriers or providers from fraudulent, abusive, or unlawful use of, or subscription to, such services; and
  - Facilitate or verify the appropriate calculation of taxes, fees, or other obligations due to a local, state, or federal government.

## [Links To Third Party Sites](#)

Our Sites may contain links to Third Party websites and services. Please note that these links are provided for your convenience and information, and the websites and services may operate independently from us and have their own privacy policies or notices, which we strongly suggest you review. This Notice applies to our Sites only, and we do not accept any responsibility or liability for the policies or practices of any Third Parties.

## [Third Party Tracking / Do Not Track](#)

Our Sites may, from time to time, collect information about your online activities, over time and across our different Sites. When you use our Sites, third parties may also collect information about your online activities, over time and across different internet websites, online or cloud computing services, online applications, or mobile applications. Some browsers support a “Do Not Track” feature, which is intended to be a signal to websites that you do not wish to be tracked across different websites you visit. Our Sites do not currently change the way they operate based upon detection of a “Do Not Track” or similar signal.

## [Social Media Integration](#)

Our Sites and/or Services may, from time to time, contain links to and from social media platforms. You may choose to connect to us through a social media platform, such as Facebook or Twitter. When you do, we may collect additional information from or about you, such as your screen names, profile picture, contact information, contact list, and the profile pictures of your contacts, through the social media platform. Please be advised that social media platforms may also collect information from you. We do not have control over the collection, use and sharing practices of social media platforms. We therefore encourage you to review their usage and disclosure policies and practices, including their data security practices, before using the social media platforms.

## How Do We Store and Protect Your Personal Information?

Although no system can guarantee the complete security of your personal information, we take all commercially reasonable steps to ensure your personal information is protected in alignment with all applicable laws and regulations, as appropriate to the sensitivity of your personal information.

## How Long Do We Keep Your Personal Information?

We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations. If we dispose of your information, we will do so in a way that is secure and appropriate to nature of the information subject to disposal.

## Cookies and Related Technology

We may use browser cookies, beacons, pixel tags, scripts, and other similar technologies from time to time to support the functionality of our Sites and Services. A cookie is a piece of information contained in a very small text file that is stored in your Internet browser or elsewhere on your hard drive. Cookies are transferred from our Sites to your computer, phone or tablet, and allow us to identify your device whenever you return to our Sites. These technologies provide a better experience when you use our Sites and Services, and allow us to improve our services. We may also use analytic software, such as Google Analytics and others, to help better understand how our Sites function on your device(s) and for other analytical purposes. To learn more about how Google uses data when you use our Sites, see [How Google uses data when you use our partners' sites or apps](#). You can opt-out of Google Analytics by installing Google's opt-out browser add-on here <https://tools.google.com/dlpage/gaoptout>.

Below is an overview of the types of cookies and related technology we deploy, and your choices.

**Browser Cookies.** A browser cookie is a small file placed on the hard drive of your computer. That cookie then communicates with servers, ours or those of other companies that we authorize to collect data for us and allows recognition of your personal computer. You may use the tools available on your computer or other device(s) to set your browser to refuse or disable all or some browser cookies, or to alert you when cookies are being set. However, if you refuse or disable all browser cookies, you may be unable to access certain parts or use certain features or functionality of our Sites. Unless you have adjusted your browser settings so that it refuses all cookies, we may use cookies when you direct your browser to our Sites.

**Beacons.** Our Sites and e-mails may contain small electronic files known as beacons (also referred to as web beacons, clear GIFs, pixel tags and single-pixel GIFs) that permit us to, for example, to count users who have visited those pages or opened an e-mail and for other website-related statistics. You may use the tools in your device to disable these technologies as well.

**Third Party Technology.** Our service providers may also use cookies and beacons to collect and share information about your activities both on our Sites and on other websites and applications. In addition, third parties that are unaffiliated with us may also collect information about you, including tracking your browsing history, when you use our Sites. We do not have control over these third-party collection practices. If you wish to minimize these third-party collections, you can adjust the settings of your browsers or install plug-ins and add-ins.

**Your Choices.** You may wish to restrict the use of cookies or completely prevent them from being set. Most browsers provide for ways to control cookie behavior, such as the length of time they are stored. If you disable cookies, please be aware that some of the features of our Sites may not function correctly. To find out more on how to manage and delete cookies, visit [www.aboutcookies.org](http://www.aboutcookies.org). For more details on your choices regarding use of your web browsing activity for interest-based advertising, you may visit the following sites:

- <http://networkadvertising.org/>
- <http://optout.aboutads.info/>

- <http://youradchoices.com/>

## Your Choices

We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. For California residents, please click [here](#) to understand how to exercise your rights.

- **Right of Correction.** Regardless of where you live, you may submit a request that we correct or update the information we have about you.
- **Right to Change Preferences.** Regardless of where you live, you may change your choices for subscriptions, newsletters, and alerts.
- **Right to Control Advertising and Online Tracking.** Regardless of where you live, you have a right to control how your personal information is tracked online. To learn more about these rights, see [Cookies and Related Technologies](#).
- **Right of Non-Discrimination.** Regardless of where you live, you have a right to exercise your rights under this section free of discrimination. Mother Lode will not discriminate against you in any way if you choose to exercise your rights under this section.

## California Consumer Privacy Act Rights and Disclosures

The following disclosures are made pursuant to the California Consumer Privacy Act, as amended by the California Privacy Rights Act and its implementing regulations ("CCPA").

### Relevant CCPA Definitions

Term	Definition
<b>Personal information</b>	Information that identifies, relates to, describes, is reasonably capable of being associated with, or could reasonably be linked, directly or indirectly, to you or your household.
<b>Sensitive personal information</b>	Personal information that reveals your social security number, driver's license number, state identification card, passport number, account log-in and password, financial account and password, debit or credit card number and access code, precise geolocation information, race, ethnic origin, citizenship or immigration status, religious or philosophical beliefs, union membership, the content of your mail, email or texts other than those communications with us, genetic data, neural data, biometric information, health information, and information that concerns your sex life or sexual orientation.
<b>Sell, sale, or sold</b>	Selling, renting, releasing, disclosing, disseminating, making available, transferring, or otherwise communicating orally, in writing, or by other means, your personal information to a third party for monetary or other valuable consideration.
<b>Share, shared, or sharing</b>	Sharing, renting, releasing, disclosing, disseminating, making available, transferring, or otherwise communicating orally, in writing, or by electronic or other means, your personal information to a third party for cross-context behavioral advertising, whether or not for monetary or other valuable consideration, including transactions between us and a third party for cross-context behavioral advertising for our benefit in which no money is exchanged.

## Summary of Categories of Personal Information Collected and Disclosed

Below is a summary of the categories of personal information we have collected from and about you in the twelve months preceding the date this Notice was last updated. Also included in this description is personal information about: (1) why the personal information is collected and used; (2) whether the information is “sold” or “shared” to third parties; (3) whether the information is disclosed for a business purpose to third parties; (4) whether the information includes “sensitive personal information”; and (5) a description of how long we may keep your information. To learn more about the personal information we will collect on an ongoing basis, please see our [Notice at Collection](#) above.

### Categories of Personal Information:

- **Identifiers (Includes Sensitive Personal Information):** Includes personal information such as your name, alias, postal address, and telephone number, unique online identifier, social media handle, IP address, username and password, email address, account name and/or account number, social security number, driver’s license number, passport number or state identification number.
- **Physical Characteristics (Includes Sensitive Personal Information):** Includes personal information such as your race, sex, age and ethnicity.
- **Financial Information (Includes Sensitive Information):** Includes personal information such as bank account number, credit card number, debit card number, insurance policy number or other financial information.
- **Internet or other Electronic Network Activity Information:** Includes personal information such as browser type and version, browser settings, operating systems and platform, device type, operating information, mobile carrier, page response time and download errors.
- **Commercial Information:** Includes personal information such as records of products or services purchased, obtained, or considered.
- **Biometric Information (Includes Sensitive Personal Information):** Includes personal information such as fingerprints, and voice recordings.
- **Professional and Educational Information:** Includes your work history, salary history, and education history.
- **Audio, Electronic, Visual, Thermal, and Related Information:** Includes personal information such as photographs, video recordings, or recorded messages.
- **Geolocation:** Such as zip code and time zone.

### Category Disclosure Information

Disclosure	Categories	Description
How do we collect this information?	Identifiers*	We collect this personal information directly from you or automatically from your device(s). We also may collect this personal information from third parties such as service providers and government agencies.
	Physical Characteristics*	We collect this personal information directly from you. We also may collect this personal information from other parties, such as service providers.
	Financial Information*	
	Internet or other Electronic Activity Information	We collect this personal information directly from you or automatically from your device(s). We also may collect this personal information from other parties such as service providers.
	Commercial Information	
	Biometric Information*	
	Professional and	We collect this personal information directly

	Educational Information*	from you. We also may collect this personal information from other parties such as service providers and government agencies.
	Audio, Electronic, Visual, and Related Information	We collect this personal information directly from you or automatically from your device(s). We also may collect this personal information from other parties such as service providers.
Does this include sensitive personal information?	<p>The categories of sensitive personal information we collect include social security number, driver's license number, passport number, racial or ethnic origin, health information, bank account number, credit card number, debit card number, or any other financial information with a required access or security code, password, or credentials.</p> <p>*Denotes which categories may include sensitive personal information.</p> <p>We do not process your sensitive personal information other than for the purposes permitted under the CCPA, such as providing the Sites to you, providing the Services you requested, fulfilling a transaction you requested or servicing your policy.</p>	
Is the information "sold" or "shared"?	<p>No. To the extent any Mother Lode affiliated entity has a different practice, it will be stated in the applicable privacy notice posted for the particular affiliated entity.</p>	
What is our business purpose for collecting your information?	<p>See <a href="#">How Do We Use Your Personal Information</a> above.</p>	
Who do we disclose this information to?	<p>See <a href="#">How Do We Share Your Personal Information</a> above.</p>	
How long do we keep the information?	<p>We keep your personal information for so long as is reasonably necessary and proportionate to the original purpose for which we collected the personal information. We base our criteria in determining appropriate retention periods on regulatory and legal requirements, contractual requirements, business needs, and the expectations of you.</p>	

#### Notice of Disclosure for a Business Purpose

To learn more about the categories of personal information we have disclosed for a business purpose about California residents over the last twelve months, including the categories of parties with whom we have disclosed that personal information, please see [What Type of Personal Information Do We Collect About You](#) and [How Do We Share Your Personal Information](#).

#### Notice of Sale or Sharing

We do not sell or share personal information as defined under the CCPA, nor have we sold or shared such personal information in the past 12 months. **To the extent any Mother Lode affiliated entity has a different practice, it will be stated in the applicable privacy notice posted for the particular affiliated entity.** We have no actual knowledge of selling or sharing the personal information of minors under the age of 16.

## Your Rights

Under CCPA and its implementing regulations, you have a **Right to Know**, **Right to Correct**, **Right to Delete**, and **Right to Non-Discrimination**. We do not offer a right to opt out of sale or sharing or limit the use and disclosure of sensitive personal information because we do not sell or share your personal information or use your sensitive personal information other than for permitted purposes under the CCPA. We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. Please note that for some of these rights, such as the Right to Know, Right to Correct, and Right to Delete, we will verify your identity before we respond to your request. To verify your identity, we will generally match the identifying personal information provided in your request with the information we have on file about you. Depending on the sensitivity of the personal information related to your rights request, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

- **Right to Know.** You have a right to confirm whether we are processing your personal information and ask that we disclose to you the categories and specific pieces of personal information we have collected about you including a description of the categories of sources from which we have collected that personal information, the business or commercial purpose for collecting or sharing that information, and the categories of third parties to whom we have disclosed that personal information. You have the right to receive this information in a format, to the extent technically feasible, that is portable, usable, and allows you to transmit the personal information to a person without impediment. You may submit this request by [clicking here](#) or by calling 1-877-626-0668. You may also designate an authorized agent to submit a request on your behalf.
- **Right to Correct.** You have a right to ask that we correct your personal information, subject to appropriate legal exceptions. You may submit this request by [clicking here](#) or by calling 1-877-626-0668. You may also designate an authorized agent to submit a request on your behalf.
- **Right to Delete.** You have a right to ask that we delete your personal information, subject to appropriate legal exceptions. You may submit this request by [clicking here](#) or by calling 1-877-626-0668. You may also designate an authorized agent to submit a request on your behalf.
- **Right of Non-Discrimination.** You have a right to exercise your rights under this section free of discrimination. Mother Lode will not discriminate against you in any way if you choose to exercise your rights under this section.

## Authorized Agents

If permitted or required by applicable law, you may exercise your privacy rights through an authorized agent. If we receive your request from an authorized agent, we may ask for evidence that you have provided such agent with a power of attorney or that the agent otherwise has valid written authority to submit requests to exercise rights on your behalf. If you are an authorized agent seeking to make a request, please submit the [Authorized Agent Form](#).

## California Minors

If you are a California resident under the age of 18, California Business and Professions Code § 22581 permits you to request and obtain removal of content or information you have publicly posted on any of our Sites. To make such a request, please send an email with a detailed description of the specific content or information to [privacy@mlhc.com](mailto:privacy@mlhc.com). Please be aware that such a request does not ensure complete or comprehensive removal of the content or information you have posted and there may be circumstances in which the law does not require or allow removal even if requested.

## Children

Our Sites and Services are not intended for children under the age of 18. This includes any links to other websites that we provide for our convenience. We do not knowingly collect personal information of children for any reason.

## International Jurisdictions

Our Sites and Services are hosted and offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Sites or Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your personal information in accordance with this Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Sites and Services, and your agreements with us. Any persons accessing our Sites or Services from any jurisdiction with laws or regulations governing the use of the Internet, including the collection, use, or disclosure of information, different from those of the jurisdictions mentioned above may only use the Sites or Services in a manner lawful in their jurisdiction. If your use of the Sites or Services would be unlawful in your jurisdiction, you may not use the Sites or Services.

## Accessibility

We are committed to making our content accessible and user friendly to everyone. To request a copy of this Notice in an alternative format, please contact us at [accessibility@mlhc.com](mailto:accessibility@mlhc.com) or 1-877-626-0668.

## Changes To Our Privacy Notice

We may change this Notice from time to time. Any and all changes will be reflected on this page, and where appropriate provided in person or by another electronic method. The effective date will be stated at the top of this Notice. You should regularly check this page for any changes to this Notice.

**YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH THE SITES OR SERVICES, OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THE UPDATED NOTICE HAS BEEN POSTED WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS NOTICE.**

## Contact Us

If you have any questions, please contact us at [privacy@mlhc.com](mailto:privacy@mlhc.com) or by calling 1-877-626-0668.

## GRAMM-LEACH-BLILEY ACT PRIVACY POLICY NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) requires financial companies to provide you with a notice of their privacy policies and practices, such as the types of nonpublic personal information that they collect about you and the categories of persons or entities to whom it may be disclosed. In compliance with the Gramm-Leach-Bliley-Act, we are notifying you of the privacy policies and practices of:

Mother Lode Holding Co.

Placer Title Co.

Montana Title and Escrow Co.  
National Closing Solutions, Inc.  
National Closing Solutions of Alabama  
National Closing Solutions of Maryland  
Premier Reverse Closings  
Centric Title and Escrow

Placer Title Insurance Agency of Utah  
Premier Title Agency  
North Idaho Title Insurance Co.  
Texas National Title  
Western Auxiliary Corp.  
Wyoming Title and Escrow Co.  
Wisconsin Title Closing Service, Inc.

The types of personal information we collect and share depend on the transaction involved. This information may include:

- Identity information such as Social Security number and driver's license information.
- Financial information such as mortgage loan account balances, checking account information and wire transfer instructions
- Information from others involved in your transaction such as documents received from your lender

We collect this information from you, such as on an application or other forms, from our files, and from our affiliates or others involved in your transaction, such as the real estate agent or lender.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to non-affiliates as permitted by law for our everyday business purposes, such as to process your transactions and respond to legal and regulatory matters. We do not sell your personal information or share it for marketing purposes.

**We do not share any nonpublic personal information about you with anyone for any purpose that is not specifically permitted by law.**

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Questions about this notice and privacy policy may be sent to MLHC Counsel, Legal Dept., 185 Fulweiler Avenue, Auburn, CA 95603 or [privacy@mlhc.com](mailto:privacy@mlhc.com).



## Commitment for Title Insurance

Issued by

**Old Republic National Title Insurance Company**

subject to conditions and  
stipulations as set forth herein

**Thank you for choosing**

**Wyoming Title & Escrow, Inc.**

**As Your Title Company**

**Contact Information:**

1110 Maple Way Suite A  
P.O. Box 4429  
Jackson, WY 83001  
Phone: (307)732-2983  
Fax: (307)732-0200

*This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a signature by the Company or its issuing agent that may be in electronic form.*

Wyoming Title & Escrow, Inc.  
Policy Issuing Agent for Old Republic National Title Insurance Company



Escrow Number: W-31150

## WIRE FRAUD ADVISORY

Parties to a real estate transaction are often targets for wire fraud and financial confidence schemes, unfortunately with many losing tens or hundreds of thousands of dollars because they relied (without verification) on “revised” or “new” wire instructions appearing to come from a trusted party to the transaction.

**IF YOU INTEND TO WIRE FUNDS IN CONJUNCTION WITH THIS REAL ESTATE TRANSACTION, WE STRONGLY RECOMMEND THAT YOU VERBALLY VERIFY THOSE INSTRUCTIONS THROUGH A KNOWN, TRUSTED PHONE NUMBER PRIOR TO SENDING FUNDS.**

In addition, the following self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **DO NOT RELY** on emails purporting to change wire instructions. Wyoming Title & Escrow, Inc. will never change its wire instructions in the course of a transaction. If you receive a random or unsolicited email from anyone requesting funds to be wired, and attaching “new,” “alternate,” “updated,” “revised” and/or “different” wire instructions, contact your escrow officer immediately (at a verifiable number in the manner noted below) and before wiring any money.
- **VERIFY** the wire instructions you do receive by calling the party who sent the instructions to you. However, **DO NOT** use the phone number provided in the email containing the instructions, and **DO NOT** send a reply email to verify, since the email address may be incorrect, fraudulent or being intercepted by the fraudster. Rather, use phone numbers you have called before and/or can independently verify through other sources (company website or internet search).
- **USE COMPLEX PASSWORDS** that are at least ten (10) characters long and contain a combination of mixed case, numbers, and symbols. You should also change your password often and not reuse the same password for other online accounts.
- **ENABLE MULTI-FACTOR AUTHENTICATION** for all email accounts. Your email provider may have specific instructions on how to implement this feature.
- **CHECK FOR AUTO-FORWARDING** on your email account and disable it. This is one of the most “silent” ways a fraudster can monitor your email account because every email that comes in is automatically forwarded to them, even if you change your password.

This Notice is not intended to provide legal or professional advice, nor is it an exclusive list of self-protection strategies. Customers are encouraged to always be aware of such schemes, and to contact their escrow officer if ever in doubt.

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# **Wyoming Title & Escrow, Inc.**

## **COMMITMENT**

Commitment Issued By:

**Order Number: W-31150**

### **Wyoming Title & Escrow, Inc.**

1110 Maple Way Suite A, P.O. Box 4429  
P.O. Box 4429  
Jackson, WY 83001

Escrow Officer: Teton County Title Only Department  
Phone: (307)732-2983  
Fax: (307)732-0200  
Escrow Officer Email: 12101@wyomingtitle.com  
Email Loan Docs To: 12101edocs@wyomingtitle.com

Customer Reference:

Property Address: TBD TBD, Jackson, WY 83001

Title Officer: Laura Ethington  
Title Officer Email: lethington@wyomingtitle.com

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### **EXPLANATION OF CHARGES**

2021 ALTA Extended Owners Policy	\$0.00
E-Recording Service Fee	\$4.25
Estimate of Charges	\$4.25

**\* Recording Fees in Teton County are \$12 for the first page and \$3 for every page thereafter \***

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In an effort to assure that your transaction goes smoothly, please review the following checklist and contact your escrow officer or title officer if you answer "Yes" to any of the following questions:

- Will you be using a Power of Attorney?**
- Are any of the parties in title incapacitated or deceased?**
- Has a change in marital status occurred for any of the Principals?**
- Will the property be transferred into a trust, partnership, corporation or limited liability company?**
- Has there been any construction on the property in the last 6 months?**

**Remember, all parties signing documents must have a driver's license or other valid photo ID. It is recommended that all documents be signed in blue ink.**

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## ALTA Commitment for Title Insurance



Issued by Old Republic National Title Insurance Company

### NOTICE

**IMPORTANT—READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued By:  
Wyoming Title & Escrow, Inc.  
1110 Maple Way Suite A  
P.O. Box 4429  
Jackson, WY 83001  
Agent ID: A49130

  
Authorized Countersignature

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
A Stock Company  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111

By   
President  
Attest   
Secretary

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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- (a) "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- (b) "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- (c) "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (d) "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- (e) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (f) "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- (g) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (h) "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- (i) "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- (j) "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

**2.** If all of the Schedule B, Part I – Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

**3.** The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions; and
- g. a signature by the Company or its issuing agent that may be in electronic form.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

(a) The company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

- (i) comply with the Schedule B, Part I – Requirements;
- (ii) eliminate, with the Company's written consent, any Schedule B, Part II – Exceptions; or

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- (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I – Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

## **6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- (c) This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

## **7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

## **8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

## **9. CLAIMS PROCEDURES**

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

## **10. CLASS ACTION**

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

## **11. INTENTIONALLY OMITTED**

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**NOTICE  
FEDERAL FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA)**

Upon the sale of United States real property, by a non-resident alien, foreign corporation, partnership or trust, the Foreign Investment in Real Property Tax Act of 1980 (FIRPTA), and as revised by the Tax Reform Act of 1984 (26 USCA 897 (C)(1)(A)(1) and 26 USCA 1445), Revised by the Path Act of 2015, These changes may be reviewed in full in H.R. 2029, now known as Public Law 114-113. See Section 324 of the law for the full text of FIRPTA changes. Effective February 27, 2016, the amendments to FIRPTA contained in the PATH Act have increased the holdback rate from 10% of gross proceeds to 15% of gross proceeds of the sale, regardless of whether the actual tax due may exceed (or be less than) the amount withheld if ANY of the following conditions are met:

1. If the amount realized (generally the sales price) is \$300,000 or less, and the property will be used by the Transferee as a residence (as provided for in the current regulations), no monies need be withheld or remitted to the IRS.
2. If the amount realized exceeds \$300,000 but does not exceed \$1,000,000, and the property will be used by the Transferee as a residence, (as provided for in the current regulations) then the withholding rate is 10% on the full amount realized (generally the sales prices)
3. If the amount realized exceeds \$1,000,000, then the withholding rate is 15% on the entire amount, regardless of use by the Transferee. The exemption for personal use as a residence does not apply in this scenario.

If the purchaser who is required to withhold income tax from the seller fails to do so, the purchaser is subject to fines and penalties as provided under Internal Revenue Code Section 1445.

Escrow Holder will, upon written instructions from the purchaser, withhold Federal Income Tax from the seller and will deposit said tax with the Internal Revenue Service, together with IRS Forms 8288 and 8288-A. The fee charged for this service is \$45.00 payable to the escrow holder.

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## COMMITMENT - SCHEDULE A

1. Commitment Date: October 4, 2024 at 7:30AM

2. Policy or Policies to be Issued:	Liability	Premium
-------------------------------------	-----------	---------

<b>2021 ALTA Extended Owners Policy</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>PROPOSED INSURED:</b>		

**To Be Determined**

3. The estate or interest in the Land at the Commitment Date is:

**Fee Simple**

4. The Title is, at the Commitment Date, vested in:

**Unit owners as their interests may appear**

5. The Land is described as follows:

**See Exhibit "A" Attached For Legal Description**

\*For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until it receives a specific designation of a Proposed Insured, and has revised this commitment identifying that Proposed Insured by name. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

**Inquiries should be directed to:**

Wyoming Title & Escrow, Inc.  
1110 Maple Way Suite A  
P.O. Box 4429  
Jackson, WY 83001

Escrow Officer: Teton County Title Only Department  
Title Officer: Laura Ethington  
Phone: (307)732-2983  
Fax: (307)732-0200

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## **Exhibit "A"**

### **Legal Description**

The General Common Elements of the Glenwood Condominium Addition to Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on July 1, 2022 as Plat No. 1441, and further defined and described in Amended and Restated Declaration of Condominium recorded August 16, 2022 as Document 1044631, Amended and Restated Supplemental Declaration No. 1 of Condominium recorded August 16, 2022 as Document 1044632, and Supplemental Declaration No. 2 of Condominium recorded September 20, 2024 as Document No. 1090143, and any further supplements or amendments thereto.

LESS AND EXCEPT Unit Airspaces

NOTE: Legal Description does not include unit airspace

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## **SCHEDULE B - Part I REQUIREMENTS**

The following requirements must be met and completed to the satisfaction of the Company before its Policy of Title Insurance will be issued:

1. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
2. Pay the agreed amounts for the interest in the Land and/or the mortgage to be insured.
3. Pay Wyoming Title & Escrow the premiums, fees and charges for the policy.
4. You must tell us in writing the name(s) of anyone not referred to in this commitment who will get an interest in the Land or who will make a loan on the Land. We may then make additional requirements or exceptions.
5. Pay all taxes, charges and assessments levied and assessed against the subject premises which are due and payable.
6. The company may make other requirements upon its review of the documents creating the estate or interest to be insured or otherwise ascertaining details of the transaction.

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## **SCHEDULE B - Part II EXCEPTIONS**

Schedule B of the policy or Policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
1. Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession, or claiming to be in possession, thereof.
2. Easements, liens, encumbrances, or claims thereof, which are not shown by the public records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and that is not shown by the public records.
4. Any lien, or right to a lien, imposed by law for services, labor or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; or (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any right, title or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons, whether or not shown by the public record.
7. (a) Taxes, assessments or special levies which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records; (b) Real Property Taxes for the year 2024 and subsequent years; (c) Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.
8. General taxes for the year 2023, and subsequent years.
9. Assessments for the Glenwood Owners Association, if any, which are excluded from the coverage afforded hereby.

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10. All matters as delineated on the Official Plat of Original Townsite of Jackson, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 100.  
[Plat No. 100](#)
11. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Energy, recorded December 3, 2021, as (instrument) 1029252, Official Records.  
[1029252](#)
12. Terms and Conditions of Encroachment Agreement, by and between Glenwood JH, Inc., and the Town of Jackson, recorded April 26, 2022, as (instrument) 1037067, Official Records.  
[1037067](#)
13. All matters as delineated on the Official Plat of The Glenwood Condominium Addition to the Town of Jackson, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 1441.  
[Plat No. 1441](#)
14. Terms and Conditions of Special Restrictions for Workforce Ownership Housing, recorded July 1, 2022, as (instrument) 1041748 , Official Records.  
[1041748](#)
15. Terms, provisions, covenants, conditions, restrictions and easements, provided in the Amended and Restated Declaration of Condominium for the Glenwood Condominium Addition to the Town of Jackson, but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, in document recorded August 16, 2022, as (instrument) 1044631, Official Records.  
[1044631](#)

Contains: Homeowners association charges, assessments and liens.

Amended and Restated Supplemental Declaration No. 1 of Condominium for Glenwood Condominium Addition to the Town of Jackson (Assigning Parking and Storage Limited Common Elements), recorded August 16, 2022, as (instrument) 1044632 Official Records.

[1044632](#)

Parking Relocation Agreement, recorded June 14, 2023, as (instrument) 1061510 , and Parking Relocation Agreement recorded September 20, 2024 as (instrument) 1090144, Official Records.

[1061510](#); [1090144](#)

Supplemental Declaration No. 2 of Condominium for the Glenwood Condominium Addition to the Town of Jackson (in Relation to Parking and Annexing Additional Property), recorded September 20, 2024, as (instrument) 1090143 Official Records.

[1090143](#)

16. Terms, conditions, and provisions of Lighting Agreement, by an between Glenwood JH, Inc., and the Town of Jackson, recorded October 31, 2022, as (instrument) 1049043, Official Records.  
[1049043](#)

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17. Construction Mortgage to secure an indebtedness and any other obligations secured thereby in the amount of \$30,000,000.00, dated September 4, 2020, recorded September 10, 2020, as (instrument) 0998314, Official Records.

Mortgagor: Glenwood JH, Inc., a Wyoming corporation

Mortgagee: Bank of Jackson Hole

NOTE: mortgage recorded against underlying Lots 1-4, Block 6, Jackson Original Townsite  
[0998314](#)

An agreement to modify the terms and provisions of said Mortgage, including but not limited to adding additional collateral, recorded June 10, 2022, as (instrument) 1040208, Official Records.

[1040208](#)

The Beneficial Interest under said Mortgage was assigned of record to Bank of Jackson Hole, a division of NBH Bank (Charter No. 100870), by assignment recorded June 6, 2023, as (instrument) 1062252, Official Records.

[1062252](#)

18. An assignment of all the money due or to become due as rental, as additional security for the obligations secured by the Mortgage shown hereinabove was assigned to Bank of Jackson Hole, recorded September 10, 2020, as (instrument) 0998315, Official Records.

NOTE: assignment of rents recorded against underlying Lots 1-4, Block 6, Jackson Original Townsite  
[0998315](#)

An agreement to modify the terms and provisions of said Assignment of Rents recorded June 10, 2022, as (instrument) 1040208, Official Records.

[1040208](#)

The Beneficial Interest under said Assignment of Rents was assigned of record to Bank of Jackson Hole, a division of NBH Bank (Charter No. 100870), by assignment recorded June 26, 2023, as (instrument) 1062253, Official Records.

[1062253](#)

19. Mortgage to secure an indebtedness and any other obligations secured thereby in the amount of \$25,000,000.00, dated September 4, 2020, recorded September 10, 2020, as (instrument) 0998316, Official Records.

Mortgagor: Glenwood JH, Inc., a Wyoming corporation

Mortgagee: Roseville Ventures II, LLC, a Wisconsin limited liability company

NOTE: mortgage recorded against underlying Lots 1-4, Block 6, Jackson Original Townsite  
[0998316](#)

Said Mortgage was subordinated to the lien of the Mortgage in Exception No. 17 by instrument recorded September 10, 2020, as (instrument) 0998325, Official Records.

[0998325](#)

NOTE: Items that affect individual airspace units not included. For example mortgages and special restrictions against Units not shown as Exceptions as they are excepted in the Exhibit A Legal Description.

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\*\*\*\*\* End of Schedule B \*\*\*\*\*

\*\*\* INFORMATIONAL NOTES:

The policy to be issued contains an arbitration clause. All arbitrable matters when the amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at ~www.alta.org~.

If the proposed insured under the policy to issue has any questions concerning the coverage or exclusions from coverage, the Company will be pleased to provide an explanation. Please contact the title officer named on Schedule A of this commitment.

Address:                   TBD TBD, Jackson, WY 83001

IMPORTANT NOTICE- ACCEPTABLE TYPES OF FUNDS

Any funds deposited for the closing must be deposited into the escrow depository and cleared prior to disbursement.

IMPORTANT NOTE: PLEASE BE ADVISED THAT ESCROW HOLDER DOES NOT ACCEPT CASH, MONEY ORDERS, ACH TRANSFERS OR ANY FOREIGN CHECKS.

PLEASE CONTACT ESCROW REGARDING QUESTIONS ON TYPE OF FUNDS REQUIRED IN ORDER TO FACILITATE THE PROMPT CLOSING OF THIS TRANSACTION.

The Teton County Clerk has requested that the following PIN number be included in all recorded instruments for the subject property:

PIDN:

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**Placer Title Co., Centric Title and Escrow, Montana Title and Escrow, National Closing Solutions,  
National Closing Solutions of Alabama, National Closing Solutions of Maryland,  
North Idaho Title Insurance, Placer Title Insurance Agency of Utah,  
Premier Reverse Closings, Premier Title Agency, Texas National Title,  
Washington Title and Escrow, Western Auxiliary Corp., Wyoming Title and Escrow**

## **NOTICE AT COLLECTION AND PRIVACY POLICY**

Updated December 1, 2022

This Privacy Policy ("Policy") describes how Mother Lode Holding Company and its subsidiaries and affiliates (collectively, "Mother Lode," "we," "us," or "our") collect, use, store, and share your information when: (1) when you access or use our websites, mobile applications, web-based applications, or other digital platforms where this Policy is posted ("Sites"); (2) when you use our products and services ("Services"); (3) when you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method ("Communications"); and (4) when we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies ("Third Parties").

This Policy applies wherever it is posted. To the extent a Mother Lode subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

**What Type Of Information Do We Collect About You?** We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit <https://www.mlhc.com/privacy-policy>.

**How Do We Collect Your Information?** We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

**How Do We Use Your Information?** We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit <https://www.mlhc.com/privacy-policy>.

**How Do We Share Your Information?** We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; (4) to subsidiaries and affiliates; and (5) for legal process and protection. To learn more about how we share your information, please visit <https://www.mlhc.com/privacy-policy>.

**How Do We Store and Protect Your Information?** The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

**How Long Do We Keep Your Information?** We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

**Your Choices** We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting <https://www.mlhc.com/privacy-policy>.

**International Jurisdictions:** Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

**Contact Us** [privacy@mlhc.com](mailto:privacy@mlhc.com) or toll free at 1-877-626-0668

## **For California Residents**

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

**Right to Know.** You have a right to request that we disclose the following information to you: (1) the categories of personal information we have collected about or from you; (2) the categories of sources from which the personal information was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your personal information; and (5) the specific pieces of your personal information we have collected. To submit a verified request for this information, go to our online privacy policy at [www.mlhc.com/privacy-policy](http://www.mlhc.com/privacy-policy) or call toll-free at 1-877-626-0668. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at [www.mlhc.com/privacy-policy](http://www.mlhc.com/privacy-policy) or by calling toll-free at 1-877-626-0668.

**Right to Correct.** You have a right to request that we correct your personal information. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for correction, go to our online privacy policy at [www.mlhc.com/privacy-policy](http://www.mlhc.com/privacy-policy) or call toll-free at 1-877-626-0668.

**Right of Deletion.** You also have a right to request that we delete the personal information we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at [www.mlhc.com/privacy-policy](http://www.mlhc.com/privacy-policy) or call toll-free at 1-877-626-0668. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at [www.mlhc.com/privacy-policy](http://www.mlhc.com/privacy-policy) or by calling toll-free at 1-877-626-0668.

**Verification Process.** For a request to know, correct or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

**Notice of Sale and Share.** We have not sold or shared the personal information of California residents in the past 12 months. To the extent any Mother Lode affiliated entity has a different practice, it will be stated in the applicable privacy policy. We do not knowingly sell or share the personal information of any California resident under the age of 16.

**Right of Non-Discrimination.** You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, Mother Lode will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

**Notice of Collection.** To learn more about the categories of personal information we have collected about California residents over the last 12 months, how we have used that information, and how we share that information, please see "California Privacy Rights Act and Disclosures" in <https://www.mlhc.com/privacy-policy>.

**Notice of Disclosure.** To learn more about the categories of personal information we may have disclosed about California residents in the past 12 months, please see "California Privacy Rights Act and Disclosures" in <https://www.mlhc.com/privacy-policy>.

## GRAMM-LEACH-BLILEY ACT PRIVACY POLICY NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) requires financial companies to provide you with a notice of their privacy policies and practices, such as the types of nonpublic personal information that they collect about you and the categories of persons or entities to whom it may be disclosed. In compliance with the Gramm-Leach-Bliley-Act, we are notifying you of the privacy policies and practices of:

Mother Lode Holding Co.  
Montana Title and Escrow Co.  
National Closing Solutions, Inc.  
National Closing Solutions of Alabama  
National Closing Solutions of Maryland  
Premier Reverse Closings  
Centric Title and Escrow

Placer Title Co.  
Placer Title Insurance Agency of Utah  
Premier Title Agency  
North Idaho Title Insurance Co.  
Texas National Title  
Western Auxiliary Corp.  
Wyoming Title and Escrow Co.

The types of personal information we collect and share depend on the transaction involved. This information may include:

- Identity information such as Social Security number and driver's license information.
- Financial information such as mortgage loan account balances, checking account information and wire transfer instructions
- Information from others involved in your transaction such as documents received from your lender

We collect this information from you, such as on an application or other forms, from our files, and from our affiliates or others involved in your transaction, such as the real estate agent or lender.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to non-affiliates as permitted by law for our everyday business purposes, such as to process your transactions and respond to legal and regulatory matters. We do not sell your personal information or share it for marketing purposes.

**We do not share any nonpublic personal information about you with anyone for any purpose that is not specifically permitted by law.**

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Questions about this notice and privacy policy may be sent to MLHC Counsel, Legal Dept., 1508 Eureka Rd., #130, Roseville, CA 95661 or [privacy@mlhc.com](mailto:privacy@mlhc.com).



## FACTS

### WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

<b>Why?</b>	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
<b>What?</b>	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"><li>• Social Security number and employment information</li><li>• Mortgage rates and payments and account balances</li><li>• Checking account information and wire transfer instructions</li></ul> <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>
<b>How?</b>	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
<b>For our everyday business purposes</b> – such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
<b>For our marketing purposes</b> – to offer our products and services to you	No	We don't share
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> – information about your transactions and experiences	Yes	No
<b>For our affiliates' everyday business purposes</b> – information about your creditworthiness	No	We don't share
<b>For our affiliates to market to you</b>	No	We don't share
<b>For non-affiliates to market to you</b>	No	We don't share

## Questions

Go to [www.oldrepublictitle.com](http://www.oldrepublictitle.com) (Contact Us)

<b>Who we are</b>	
<b>Who is providing this notice?</b>	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

<b>What we do</b>	
<b>How does Old Republic Title protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit <a href="http://www.OldRepublicTitle.com/privacy-policy">http://www.OldRepublicTitle.com/privacy-policy</a>
<b>How does Old Republic Title collect my personal information?</b>	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> <li>• Give us your contact information or show your driver's license</li> <li>• Show your government-issued ID or provide your mortgage information</li> <li>• Make a wire transfer</li> </ul> <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
<b>Why can't I limit all sharing?</b>	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> <li>• Sharing for affiliates' everyday business purposes – information about your creditworthiness</li> <li>• Affiliates from using your information to market to you</li> <li>• Sharing for non-affiliates to market to you.</li> </ul> <p>State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at <a href="https://www.oldrepublictitle.com/privacypolicy">https://www.oldrepublictitle.com/privacypolicy</a> for your rights under state law.</p>

<b>Definitions</b>	
<b>Affiliates</b>	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies</p> <ul style="list-style-type: none"> <li>• Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.</li> </ul>
<b>Non-affiliates</b>	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> <li>• Old Republic Title does not share with non-affiliates so they can market to you</li> </ul>
<b>Joint Marketing</b>	A formal agreement between non-affiliated financial companies that together market financial products or services to you.

	<ul style="list-style-type: none"> <li>• Old Republic Title doesn't jointly market.</li> </ul>
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### Affiliates Who May be Delivering This Notice

American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd	Mississippi Valley Title Services Company	Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.
Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic National Ancillary Services, Inc.	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company
Old Republic Title Company	Old Republic Title Company of Conroe	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon
Old Republic Title Company of St. Louis	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc	Old Republic Title, Ltd.	RamQuest Software, Inc.
Republic Abstract & Settlement, LLC	Sentry Abstract Company	Surety Title Agency, Inc.	Trident Land Transfer Company, LLC	

**Supplemental Declaration No. 3 of Condominium  
for  
the Glenwood Condominium Addition to the Town of Jackson  
(In Relation to General Common Elements and an “Adjustment Area”)**

This SUPPLEMENTAL DECLARATION NO. 3 OF CONDOMINIUM FOR THE GLENWOOD CONDOMINIUM ADDITION TO THE TOWN OF JACKSON (IN RELATION TO GENERAL COMMON ELEMENTS AND AN “ADJUSTMENT AREA”) (this “**Supplemental Declaration No. 3**”) is approved and made this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by GLENWOOD JH, INC., a Wyoming corporation (“**Declarant**”) pursuant to the Condominium Ownership Act, Wyoming Statute Section 34-20-101 *et seq.* (the “**Act**”).

**RECITALS**

A. By Amended and Restated Declaration of Condominiums for The Glenwood Condominium Addition to the Town of Jackson recorded on August 16, 2022 as Instrument No. 1044631 (the “**Original Declaration**,” and as amended and supplemented by Supplemental Declaration No. 1 AND Supplemental Declaration No. 2 (defined below), the “**Declaration**”) in the Office of the Clerk and Recorder of Teton County, Wyoming, Declarant created a community known as The Glenwood Condominiums.

B. The Glenwood Condominiums are depicted on the Plat Map which was recorded on July 1, 2022 in the Office of the County Clerk for Teton County, Wyoming as Plat No. 1441 recorded as Document No. 1041733 (the “**Phase 1 Plat**,” and the property subject to that plat, the “**Phase 1 Property**”).

C. The Original Declaration was amended and supplemented by that certain Amended and Restated Supplemental Declaration No. 1 for the Glenwood Condominium Addition to the Town of Jackson (Assigning Parking and Storage Limited Common Elements) recorded on August 16, 2022 as Instrument No. 1044632 (“**Supplemental Declaration No. 1**”), and that certain Supplemental Declaration No. 2 for the Glenwood Condominium Addition to the Town of Jackson (In Relation to Parking and Annexing Additional Property) recorded on September 20, 2024 as Instrument No. 1090143 (“**Supplemental Declaration No. 2**”).

D. Pursuant to Section 9.1 of the Original Declaration, the Declarant has the right to annex, into the scope and regime of the Declaration, the property at Lots 5 and 6, Block 6, Original Plat of Town of Jackson, Plat No. 100, commonly known as 165 N. Glenwood Street, Jackson, Wyoming, and being PIDN 22-41-16-28-4-10-004 (the “**Phase 2 Property**”). As part of that authority under Section 9.1, Declarant has the right to amend the Declaration by a Supplemental Declaration to “reflect the facts of such annexation, including, but not limited to, amending the definitions of Common Elements and Limited Common Elements. Such Supplemental Declaration shall not require the consent of Members, and shall only require the consent of and execution by the Declarant and the owner of the annexed property, if other than Declarant.”

E. In order to provide for the orderly annexation of the Phase 2 Property and pursuant to the Declarant’s authority to amend the definition of “Common Elements,” the Declarant has entered into this Supplemental Declaration No. 3.

**DECLARATION**

Declarant hereby declares that this Supplemental Declaration No. 3, shall run with the land and be binding on all parties and heirs, successors and assigns of parties having any right, title or interest in all or

any part of the Property. This Supplemental Declaration No. 3 is entered into pursuant to the authority described above.

1. **Definitions.** Unless otherwise defined herein, all capitalized terms used herein shall have the meanings assigned thereto in the Declaration.

2. **Conflicts.** In the event of any conflict between the terms and conditions set forth herein and the terms and conditions of the Declaration, the terms set forth herein shall govern.

3. **Incorporation.** Unless otherwise stated herein, the Declaration shall remain in full force and effect and terms and provision of the Declaration not amended herein shall automatically apply.

4. **Amendment of the Definition of “Common Elements” and Creation of the Definition of “Adjustment Area”.** The definition of “Common Elements” and “General Common Elements” and “GCE” under the Declaration are all hereby amended to exclude the “Adjustment Area” as defined by this Supplemental Declaration No. 3. The Declarant is deemed to be the sole owner of the Adjustment Area. The term “Adjustment Area” means the portion of Plat 1441 that is (i) labeled as “GCE” on Sheet 2 of the 22 sheets of Plat 1441 and (ii) outside of the boundaries of the Building.

5. **Subsequent Amendments and Assignments.** This Supplemental Declaration may be amended, modified or supplemented as provided under the Declaration.

6. **No Other Amendments.** No terms or conditions of the Declaration are changed by this Supplemental Declaration except those which are expressly referenced in the foregoing document.

*[Signature Page Follows]*

IN WITNESS WHEREOF, the undersigned Declarant has executed this instrument the date and year first written above.

**Declarant:**

GLENWOOD JH, INC., a Wyoming corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by \_\_\_\_\_, as the \_\_\_\_\_ of GLENWOOD JH, INC., a Wyoming corporation, this \_\_\_ day of \_\_\_\_\_, 2025.

Witness my hand and official seal.

## Notary Public

My commission expires:

**Supplemental Declaration No. 4 of Condominium  
for  
the Glenwood Condominium Addition to the Town of Jackson  
(In Relation to Annexation of Phase 2)**

This SUPPLEMENTAL DECLARATION NO. 4 OF CONDOMINIUM FOR THE GLENWOOD CONDOMINIUM ADDITION TO THE TOWN OF JACKSON (IN RELATION TO ANNEXATION OF PHASE 2) (this “**Supplemental Declaration No. 4**”) is approved and made this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by GLENWOOD JH, INC., a Wyoming corporation (“**Declarant**”) pursuant to the Condominium Ownership Act, Wyoming Statute Section 34-20-101 *et seq.* (the “**Act**”).

**RECITALS**

A. By Amended and Restated Declaration of Condominiums for The Glenwood Condominium Addition to the Town of Jackson recorded on August 16, 2022 as Instrument No. 1044631 (the “**Original Declaration**,” and as amended and supplemented by Supplemental Declaration No. 1 AND Supplemental Declaration No. 2 (defined below), the “**Declaration**”) in the Office of the Clerk and Recorder of Teton County, Wyoming, Declarant created a community known as The Glenwood Condominiums.

B. The Glenwood Condominiums are depicted on the Plat Map which was recorded on July 1, 2022 in the Office of the County Clerk for Teton County, Wyoming as Plat No. 1441 recorded as Document No. 1041733 (the “**Phase 1 Plat**,” and the property subject to that plat, the “**Phase 1 Property**”).

C. The Original Declaration was amended and supplemented by that certain Amended and Restated Supplemental Declaration No. 1 for the Glenwood Condominium Addition to the Town of Jackson (Assigning Parking and Storage Limited Common Elements) recorded on August 16, 2022 as Instrument No. 1044632 (“**Supplemental Declaration No. 1**”), that certain Supplemental Declaration No. 2 for the Glenwood Condominium Addition to the Town of Jackson (In Relation to Parking and Annexing Additional Property) recorded on September 20, 2024 as Instrument No. 1090143 (“**Supplemental Declaration No. 2**”), and that certain Supplemental Declaration No. 2 for the Glenwood Condominium Addition to the Town of Jackson (In Relation to General Common Elements and an “Adjustment Area”)) recorded on \_\_\_\_\_ as Instrument No. \_\_\_\_\_ (“**Supplemental Declaration No. 3**”).

D. Pursuant to Section 9.1 of the Original Declaration, the Declarant has the right to annex, into the scope and regime of the Declaration, the property at Lots 5 and 6, Block 6, Original Plat of Town of Jackson, Plat No. 100, commonly known as 165 N. Glenwood Street, Jackson, Wyoming, and being PIDN 22-41-16-28-4-10-004 (the “**Phase 2 Property**”). As part of that authority under Section 9.1, Declarant has the right to amend the Declaration by a Supplemental Declaration to “reflect the facts of such annexation, including, but not limited to, amending the definitions of Common Elements and Limited Common Elements. Such Supplemental Declaration shall not require the consent of Members, and shall only require the consent of and execution by the Declarant and the owner of the annexed property, if other than Declarant. Any such annexation shall be effective upon the filing for record of such Supplemental Declaration unless otherwise provided therein.”

E. In order to provide for the orderly annexation of the Phase 2 Property and pursuant to the Declarant’s authority to amend the definition of “Common Elements,” the Declarant has entered into this Supplemental Declaration No. 4.

## DECLARATION

Declarant hereby declares that this Supplemental Declaration No. 4, shall run with the land and be binding on all parties and heirs, successors and assigns of parties having any right, title or interest in all or any part of the Property. This Supplemental Declaration No. 4 is entered into pursuant to the authority described above.

**1. Definitions.** Unless otherwise defined herein, all capitalized terms used herein shall have the meanings assigned thereto in the Declaration.

**2. Conflicts.** In the event of any conflict between the terms and conditions set forth herein and the terms and conditions of the Declaration, the terms set forth herein shall govern.

**3. Incorporation.** Unless otherwise stated herein, the Declaration shall remain in full force and effect and terms and provision of the Declaration not amended herein shall automatically apply.

**4. Annexation of Phase 2.** The area depicted on Plat \_\_\_\_\_ recorded on \_\_\_\_\_ as Instrument No. \_\_\_\_\_ (the “**Phase 2 Plat**”), being the Phase 2 Property, is hereby annexed into and made subject to the Declaration. The Phase 2 Property shall be deemed to be part of the “Properties,” “Real Property,” and “Project” as defined in the Declaration. The Phase 2 Plat shall be deemed to be part of the “Plat,” “Final Plat,” and “Condominium Plat” as defined in the Declaration.

**5. Amendment of the Definition of “Common Elements” as to the “Adjustment Area”.** The Adjustment Area, as defined in Supplemental Declaration No. 3, is deemed to be part of the “Common Elements” and “General Common Elements” and “GCE” under the Declaration, notwithstanding the terms of Supplemental Declaration No. 3.

**6. Exhibit A to Declaration: Unit Square Footage and Percentage Ownership of General Common Elements.** Exhibit A to the Declaration is hereby amended and restated as set forth as Exhibit A to this Supplemental Declaration No. 4.

**7. Subsequent Amendments and Assignments.** This Supplemental Declaration may be amended, modified or supplemented as provided under the Declaration.

**8. No Other Amendments.** No terms or conditions of the Declaration are changed by this Supplemental Declaration except those which are expressly referenced in the foregoing document.

*[Signature Page Follows]*

IN WITNESS WHEREOF, the undersigned Declarant has executed this instrument the date and year first written above.

**Declarant:**

GLENWOOD JH, INC., a Wyoming corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by \_\_\_\_\_, as the \_\_\_\_\_ of GLENWOOD JH, INC., a Wyoming corporation, this \_\_\_ day of \_\_\_\_\_, 2025.

Witness my hand and official seal.

## Notary Public

My commission expires:

**AMENDED AND RESTATED EXHIBIT A**

**TO CONDOMINIUM DECLARATION**

<b>Unit Number</b>	<b>Area of Unit Used to Calculate Ownership % of General Common Elements (in some cases the area has been rounded to arrive at the ownership % shown here on Exhibit A)</b>	<b>Ownership % of General Common Elements</b>
<b>Phase 1</b>		
1	3128	[ ]
2	3049	[ ]
3	3145	[ ]
4	3007	[ ]
5	3201	[ ]
6	3111	[ ]
7	3222	[ ]
8	3044	[ ]
9	2654	[ ]
10	2645	[ ]
11	2652	[ ]
12	2665	[ ]
13	3098	[ ]
14	3229	[ ]
15	3227	[ ]
16	3227	[ ]
17	3233	[ ]
18	836	[ ]
19	1639	[ ]
20	1818	[ ]
21	1842	[ ]
<b>Phase 2</b>		
[ ]	[ ]	[ ]
[ ]	[ ]	[ ]
[ ]	[ ]	[ ]
<b>Total</b>	[ ]	[ ]

**AFFIDAVIT OF  
ACKNOWLEDGMENT AND ACCEPTANCE  
OF PLAT  
THE GLENWOOD CONDOMINIUM ADDITION TO THE TOWN OF JACKSON  
BY  
ROSEVILLE VENTURES II, LLC**

**TO WIT:**

The undersigned officer of Roseville Ventures II, LLC, being first duly sworn, depose and say:

**THAT** the undersigned have examined a copy of that plat prepared \_\_\_\_\_, of THE GLENWOOD ADJUSTMENT ADDITION TO THE TOWN OF JACKSON, and being identical to Lots 5-6, Block 6, Town of Jackson, recorded as Plat No. 100 in the Office of the Clerk of Teton County, Wyoming, and that portion of the General Common Element being outside of the building footprint of the Glenwood Condominium Addition to the Town of Jackson, recorded as Plat No. 1441 in said Office;

**THAT** Roseville Ventures II, LLC is holder of a mortgage on the lands depicted on said plat of The Glenwood Adjustment Addition to the Town of Jackson and described under the Certificate of Surveyor and Certificate of Owner on said plat;

**THAT**, in the name of and on behalf of Roseville Ventures II, LLC, a Wisconsin limited liability company, the undersigned acknowledge, accept, and consent to the subdivision of land depicted on said plat of Glenwood Adjustment Addition to the Town of Jackson and described in said Certificate of Owner.

ATTEST:

Roseville Ventures II, LLC  
a Wisconsin limited liability company

Seal:

By: \_\_\_\_\_

By: \_\_\_\_\_

(Printed Name)

(Title)  
Roseville Ventures II, LLC

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, 2025 before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, who being duly sworn, did say that their title is \_\_\_\_\_ and acknowledged that said instrument was signed by them on behalf of Roseville Ventures II, LLC.

WITNESS my hand and official seal.

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## Notary Public

My commission expires:

**AFFIDAVIT OF  
ACKNOWLEDGMENT AND ACCEPTANCE  
OF PLAT  
THE GLENWOOD ADJUSTMENT ADDITION TO THE TOWN OF JACKSON  
BY  
BANK OF JACKSON HOLE**

**TO WIT:**

The undersigned officer of Bank of Jackson Hole, being first duly sworn, depose and say:

**THAT** the undersigned have examined a copy of that plat prepared \_\_\_\_\_, of THE GLENWOOD ADJUSTMENT ADDITION TO THE TOWN OF JACKSON, and being identical to Lots 5-6, Block 6, Town of Jackson, recorded as Plat No. 100 in the Office of the Clerk of Teton County, Wyoming, and that portion of the General Common Element being outside of the building footprint of the Glenwood Condominium Addition to the Town of Jackson, recorded as Plat No. 1441 in said Office;

**THAT** Bank of Jackson Hole is holder of a mortgage on the lands depicted on said plat of The Glenwood Adjustment Addition to the Town of Jackson and described under the Certificate of Surveyor and Certificate of Owner on said plat;

**THAT**, in the name of and on behalf of Bank of Jackson Hole, a Wyoming corporation, the undersigned acknowledge, accept, and consent to the subdivision of land depicted on said plat of Glenwood Adjustment Addition to the Town of Jackson and described in said Certificate of Owner.

Bank of Jackson Hole,  
a Wyoming Corporation

By: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Title)  
Bank of Jackson Hole

STATE OF \_\_\_\_\_ )  
                          ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_ day of \_\_\_\_\_, 2025 before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, who being duly sworn, did say that their title is \_\_\_\_\_ and acknowledged that said instrument was signed by them on behalf of Bank of Jackson Hole.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public

My commission expires:

## CERTIFICATE OF OWNER

State of Wyoming )  
County of Teton )S.S.  
Town of Jackson )

The undersigned, acting for and on behalf of Glenwood JH, Inc., a Wyoming corporation, owner and proprietor of the lands of this plat, Lots 5 and 6 of Block 6 of the Original Townsite of Jackson, according to that plat recorded in the Office of the Teton County Clerk on July 18, 1901 as Plat No. 100, and all those lands lying outside of the building footprint of the Glenwood Condominium Addition to Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on July 1, 2022 as Plat No. 1441, and further described and described in Amended and Restated Declaration of Condominium recorded August 16, 2022 as Document 1044631, Amended and Restated Supplemental Declaration No. 1 of Condominium recorded August 16, 2022 as Document 1044632, and Supplemental Declaration No. 2 of Condominium recorded September 20, 2024 as Document No. 1090143, and any further supplements or amendments thereto, less and except Unit 1441, hereby certify that the foregoing subdivision is with their free consent and in accordance with their desires;

that the name of this subdivision shall be THE GLENWOOD ADJUSTMENT ADDITION TO THE TOWN OF JACKSON, a subdivision identical with Lots 5 and 6 of Block 6 of the Original Townsite of Jackson and said lands of the Glenwood Condominium Addition, Plat No. 1441, lying outside of the building footprint shown on said Plat No. 1441;

that said Lots 5 and 6 of Block 6 of the Original Townsite of Jackson are hereby vacated in accordance with Section 34-12-106 through Section 34-12-110, Wyoming Statutes, and the boundary between said Lots 5 & 6 and said lands outside of the building footprint of Plat No. 1441 is hereby adjusted, and that in accordance with said Section 34-12-110 said Clerk is respectively requested to write "VACATED" across said Lots 5 and 6 on Plat No. 100 and also across the south boundary of Plat No. 1441;

that the individual air space units shown on said Plat No. 1441 are not a part of, and not affected by, this plat;

that the foregoing subdivision is subject to the following planning approvals: Development Plan (P19-172), Development Option Plan (P20-172), Development Option Plan (P21-025), Development Option Plan (P21-264) & Development Option Plan (P23-109);

that, in accordance with said Plat No. 1441, access to sewer and water facilities, including pipelines, manholes, meters, and valves, and access to lighting facilities including shutoffs, conduits, meters, and controls is granted to the Town of Jackson;

that the undersigned owner hereby reserves unto itself, and its heirs, successors and assigns, the right to grant unto other parties non-exclusive easements for any purpose the undersigned deems necessary in, under, and across the foregoing subdivision and easements shown on this plat, as may be amended by the terms of third party instruments that created such easements, provided that such future grants shall not cause unreasonable interference with the rights granted by this plat;

that the undersigned owner hereby reserves unto itself, and its heirs, successors and assigns, and is hereby granted the right to ingress and egress over, upon, and across the foregoing subdivision, and the right to perform all construction activities necessary in, under, over, upon, and across the foregoing subdivision, including, but not limited to, grading, installation of infrastructure, landscaping, utilities and roadways and to store materials thereon and to make such other uses thereof as may be reasonably necessary and incidental to the completion of the development of the foregoing subdivision;

that, in accordance with said Plat No. 1441, an access easement across the driveways located within this subdivision is granted to emergency vehicles including ambulances, fire fighting vehicles, and police vehicles;

that the foregoing subdivision is SUBJECT TO or BENEFITS from the following of record in said Office (from Wyoming Title & Escrow Title Insurance Company Condition of Title Guarantee Report No. W-31150 (General Common Element, Plat 1441) and W-30639 (Lot 5 & 6, Block 6, Plat 100));

All matters as delineated on the Official Plat of Original Townsite of Jackson, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 100;

An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Energy, recorded December 3, 2021, as (Instrument) 1029252, Official Records;

Terms and Conditions of Encroachment Agreement, by and between Glenwood JH, Inc., and the Town of Jackson, recorded April 26, 2022, as (Instrument) 1037067, Official Records;

All matters as delineated on the Official Plat of the Glenwood Condominium Addition to the Town of Jackson, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 1441;

Terms and Conditions of Special Restrictions for Workforce Ownership Housing, recorded July 1, 2022, as (Instrument) 1041748, Official Records;

Terms, provisions, covenants, conditions, restrictions and easements, provided in the Amended and Restated Declaration of Condominium for the Glenwood Condominium Addition to the Town of Jackson, but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, in document recorded August 16, 2022, as (Instrument) 1044631, Official Records;

Amended and Restated Supplemental Declaration No. 1 of Condominium for Glenwood Condominium Addition to the Town of Jackson (Assigning Parking and Storage Limited Common Elements), recorded August 16, 2022, as (Instrument) 1044632, Official Records;

Parking Relocation Agreement, recorded June 14, 2023, as (Instrument) 1061510; Parking Relocation Agreement recorded September 20, 2024 as (Instrument) 1090144, and Parking Relocation Agreement recorded December 20, 2024 as (Instrument) 1095292, Official Records;

Supplemental Declaration No. 2 of Condominium for the Glenwood Condominium Addition to the Town of Jackson (in Relation to Parking and Annexing Additional Property), recorded September 20, 2024, as (Instrument) 1090143, Official Records;

Terms, conditions, and provisions of Lighting Agreement, by and between Glenwood JH, Inc., and the Town of Jackson, recorded October 31, 2022, as (Instrument) 1049043, Official Records;

Construction Mortgage to secure an indebtedness and any other obligations secured thereby in the amount of \$30,000,000.00, dated September 4, 2020, recorded September 10, 2020, as (Instrument) 0998314, Official Records;

An agreement to modify the terms and provisions of said Mortgage, including but not limited to adding additional collateral, recorded June 10, 2022, as (Instrument) 1040208, Official Records;

The Beneficial Interest under said Mortgage was assigned of record to Bank of Jackson Hole, a division of NBH Bank (Charter No. 100870), by assignment recorded June 6, 2023, as (Instrument) 1062252, Official Records;

An assignment of all the money due or to become due as rental, as additional security for the obligations secured by the Mortgage shown hereinabove was assigned to Bank of Jackson Hole, recorded September 10, 2020, as (Instrument) 0998315, Official Records;

An agreement to modify the terms and provisions of said Assignment of Rents recorded June 10, 2022, as (Instrument) 1040208, Official Records;

The Beneficial Interest under said Assignment of Rents was assigned of record to Bank of Jackson Hole, a division of NBH Bank (Charter No. 100870), by assignment recorded June 26, 2023, as (Instrument) 1062253, Official Records;

Mortgage to secure an indebtedness and any other obligations secured thereby in the amount of \$25,000,000.00, dated September 4, 2020, recorded September 10, 2020, as (Instrument) 0998316, Official Records;

Said Mortgage was subordinated to the lien of the Mortgage in Exception No. 17 by instrument recorded September 10, 2020, as (Instrument) 0998325, Official Records;

Construction Mortgage to secure an indebtedness and any other obligations secured thereby in the amount of \$5,000,000.00, dated June 1, 2022, recorded June 10, 2022, as (Instrument) 1040209, Official Records;

The beneficial interest under mortgage recorded in (Instrument) 1040209 was assigned of record to Bank of Jackson Hole, a division of NBH Bank (Charter No. 100870), by assignment recorded June 26, 2023 as (Instrument) 1062250, Official Records;

An assignment of all the money due or to become due as rental, as additional security for the obligations secured by the Mortgage shown hereinabove was assigned to Bank of Jackson Hole, recorded June 10, 2022, as (Instrument) 1040210, Official Records;

The beneficial interest under said Assignment of Rents recorded in (Instrument) 1040210 was assigned of record to Bank of Jackson Hole, a division of NBH Bank (Charter No. 100870), by assignment recorded June 26, 2023 as (Instrument) 1062251, Official Records;

Mortgage to secure an indebtedness and any other obligations secured thereby in the amount of \$15,000,000.00, dated May 20, 2022, recorded June 10, 2022, as (Instrument) 1040222, Official Records;

Subordination and Standstill Agreement was subordinated to the lien of the Mortgage recorded as (Instrument) 1040231, Official Records;

Notice of Location of Underground Public Utility Facilities, recorded June 29, 1978 in Book 72 of Photo, page 304, Official Records;

An easement over said land for electric distribution circuits and incidental purposes as granted to Lower Valley Power and Light, Inc., predecessor to Lower Valley Energy, Inc., recorded February 12, 1991 in Book 234 of Photo, page 324, Official Records;

All matters as delineated on that Map of Survey No. T-26C, recorded on February 25, 2008 in Book 2 of Maps, page 233, Official Records;

Terms and conditions of Parking Relocation Agreement, recorded June 14, 2023 as document 1061510, Official Records;

that the undersigned hereby reserve the right to create further easements for utility purposes within the subdivision;

that access to the foregoing subdivision is via adjacent N. Glenwood Street and the north-south public alley between W. Gill Avenue and W. Delaney Avenue, as shown hereon;

that this subdivision is subject to all easements, rights-of-way, reservations, agreements, restrictions and conditions of sight and/or record, including, but not limited to, those shown hereon;

that the seller does not warrant to the purchaser that he or she shall have any rights to the natural flow of any stream within or adjacent to the subdivision;

that Wyoming law does not recognize any riparian rights to the continued natural flow of any stream within or adjacent to the subdivision;

that all rights under and by virtue of the homestead exemption laws of this state are hereby released and waived;

Glenwood JH, Inc., a Wyoming corporation

Signature by separate affidavit recorded concurrently with this plat.

## CERTIFICATE OF MORTGAGEE

The following entities hold mortgages on the subject property:  
Bank of Jackson Hole, a division of NBH Bank, mortgages recorded as documents 0998314 and 1040209;  
Roseville Ventures II, LLC, mortgage recorded as document #104222.

Consent of Mortgagee, Bank of Jackson Hole, a division of NBH Bank, by separate affidavit recorded concurrently with this plat.

Consent of Mortgagee, Roseville Ventures II, LLC, by separate affidavit recorded concurrently with this plat.

I, Matthew P. Gotham, a Wyoming Professional Land Surveyor, do hereby certify:  
that the lands of this subdivision are identical with Lots 5 and 6 of Block 6 of the Original Townsite of Jackson, a subdivision of record in the Office of the Clerk of Teton County, Wyoming as Plat 100 and all those lands lying outside of the building footprint of the Glenwood Condominium Addition to Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on July 1, 2022 as Plat No. 1441, and further described and described in Amended and Restated Declaration of Condominium recorded August 16, 2022 as Document 1044631, Amended and Restated Supplemental Declaration No. 1 of Condominium recorded August 16, 2022 as Document 1044632, and Supplemental Declaration No. 2 of Condominium recorded September 20, 2024 as Document No. 1090143, and any further supplements or amendments thereto, less and except Unit 1441, hereby certify that the foregoing subdivision is with their free consent and in accordance with their desires;

that the name of this subdivision shall be THE GLENWOOD ADJUSTMENT ADDITION TO THE TOWN OF JACKSON, a subdivision identical with Lots 5 and 6 of Block 6 of the Original Townsite of Jackson and said lands of the Glenwood Condominium Addition, Plat No. 1441, lying outside of the building footprint shown on said Plat No. 1441;

that said Lots 5 and 6 of Block 6 of the Original Townsite of Jackson are hereby vacated in accordance with Section 34-12-106 through Section 34-12-110, Wyoming Statutes, and the boundary between said Lots 5 & 6 and said lands outside of the building footprint of Plat No. 1441 is hereby adjusted, and that in accordance with said Section 34-12-110 said Clerk is respectively requested to write "VACATED" across said Lots 5 and 6 on Plat No. 100 and also across the south boundary of Plat No. 1441;

that the individual air space units shown on said Plat No. 1441 are not a part of, and not affected by, this plat;

that the foregoing subdivision is subject to the following planning approvals: Development Plan (P19-172), Development Option Plan (P20-172), Development Option Plan (P21-025), Development Option Plan (P21-264) & Development Option Plan (P23-109);

that, in accordance with said Plat No. 1441, access to sewer and water facilities, including pipelines, manholes, meters, and valves, and access to lighting facilities including shutoffs, conduits, meters, and controls is granted to the Town of Jackson;

that the undersigned owner hereby reserves unto itself, and its heirs, successors and assigns, the right to grant unto other parties non-exclusive easements for any purpose the undersigned deems necessary in, under, and across the foregoing subdivision and easements shown on this plat, as may be amended by the terms of third party instruments that created such easements, provided that such future grants shall not cause unreasonable interference with the rights granted by this plat;

that the undersigned owner hereby reserves unto itself, and its heirs, successors and assigns, and is hereby granted the right to ingress and egress over, upon, and across the foregoing subdivision, and the right to perform all construction activities necessary in, under, over, upon, and across the foregoing subdivision, including, but not limited to, grading, installation of infrastructure, landscaping, utilities and roadways and to store materials thereon and to make such other uses thereof as may be reasonably necessary and incidental to the completion of the development of the foregoing subdivision;

that, in accordance with said Plat No. 1441, an access easement across the driveways located within this subdivision is granted to emergency vehicles including ambulances, fire fighting vehicles, and police vehicles;

that the foregoing subdivision is SUBJECT TO or BENEFITS from the following of record in said Office (from Wyoming Title & Escrow Title Insurance Company Condition of Title Guarantee Report No. W-31150 (General Common Element, Plat 1441) and W-30639 (Lot 5 & 6, Block 6, Plat 100));

All matters as delineated on the Official Plat of Original Townsite of Jackson, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 100;

An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Energy, recorded December 3, 2021, as (Instrument) 1029252, Official Records;

Terms and Conditions of Encroachment Agreement, by and between Glenwood JH, Inc., and the Town of Jackson, recorded April 26, 2022, as (Instrument) 1037067, Official Records;

All matters as delineated on the Official Plat of the Glenwood Condominium Addition to the Town of Jackson, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 1441;

Terms and Conditions of Special Restrictions for Workforce Ownership Housing, recorded July 1, 2022, as (Instrument) 1041748, Official Records;

Terms, provisions, covenants, conditions, restrictions and easements, provided in the Amended and Restated Declaration of Condominium for the Glenwood Condominium Addition to the Town of Jackson, but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, in document recorded August 16, 2022, as (Instrument) 1044631, Official Records;

Amended and Restated Supplemental Declaration No. 1 of Condominium for Glenwood Condominium Addition to the Town of Jackson (Assigning Parking and Storage Limited Common Elements), recorded August 16, 2022, as (Instrument) 1044632, Official Records;

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Construction Mortgage to secure an indebtedness and any other obligations secured thereby in the amount of \$30,000,000.00, dated September 4, 2020, recorded September 10, 2020, as (Instrument) 0998314, Official Records;

An agreement to modify the terms and provisions of said Mortgage, including but not limited to adding additional collateral, recorded June 10, 2022, as (Instrument) 1040208, Official Records;

The Beneficial Interest under said Mortgage was assigned of record to Bank of Jackson Hole, a division of NBH Bank (Charter No. 100870), by assignment recorded June 6, 2023, as (Instrument) 1062252, Official Records;

An assignment of all the money due or to become due as rental, as additional security for the obligations secured by the Mortgage shown hereinabove was assigned to Bank of Jackson Hole, recorded September 10, 2020, as (Instrument) 0998315, Official Records;

An agreement to modify the terms and provisions of said Assignment of Rents recorded June 10, 2022, as (Instrument) 1040208, Official Records;

The Beneficial Interest under said Assignment of Rents was assigned of record to Bank of Jackson Hole, a division of NBH Bank (Charter No. 100870), by assignment recorded June 26, 2023, as (Instrument) 1062253, Official Records;

Mortgage to secure an indebtedness and any other obligations secured thereby in the amount of \$25,000,000.00, dated September 4, 2020, recorded September 10, 2020, as (Instrument) 0998316, Official Records;

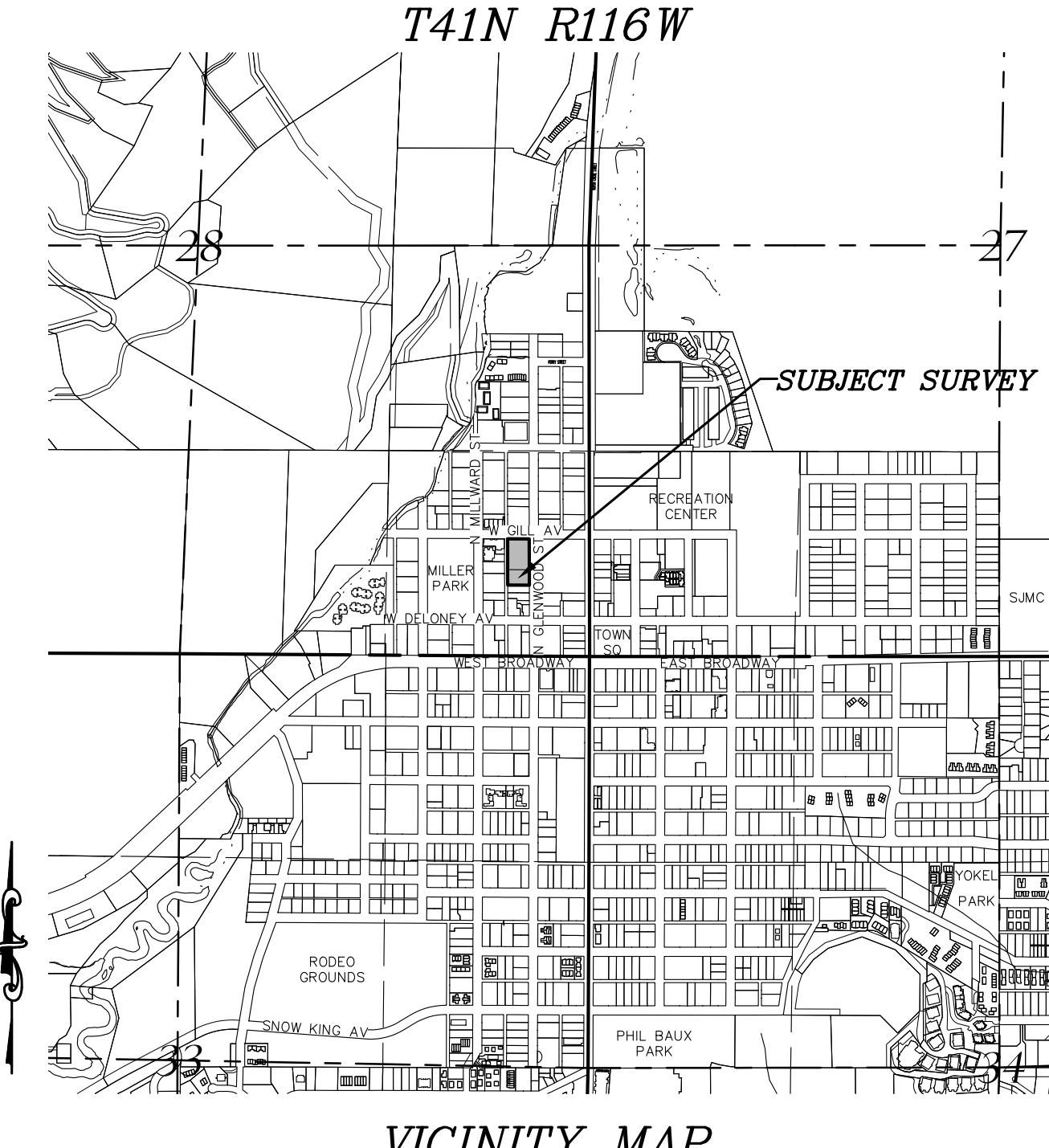
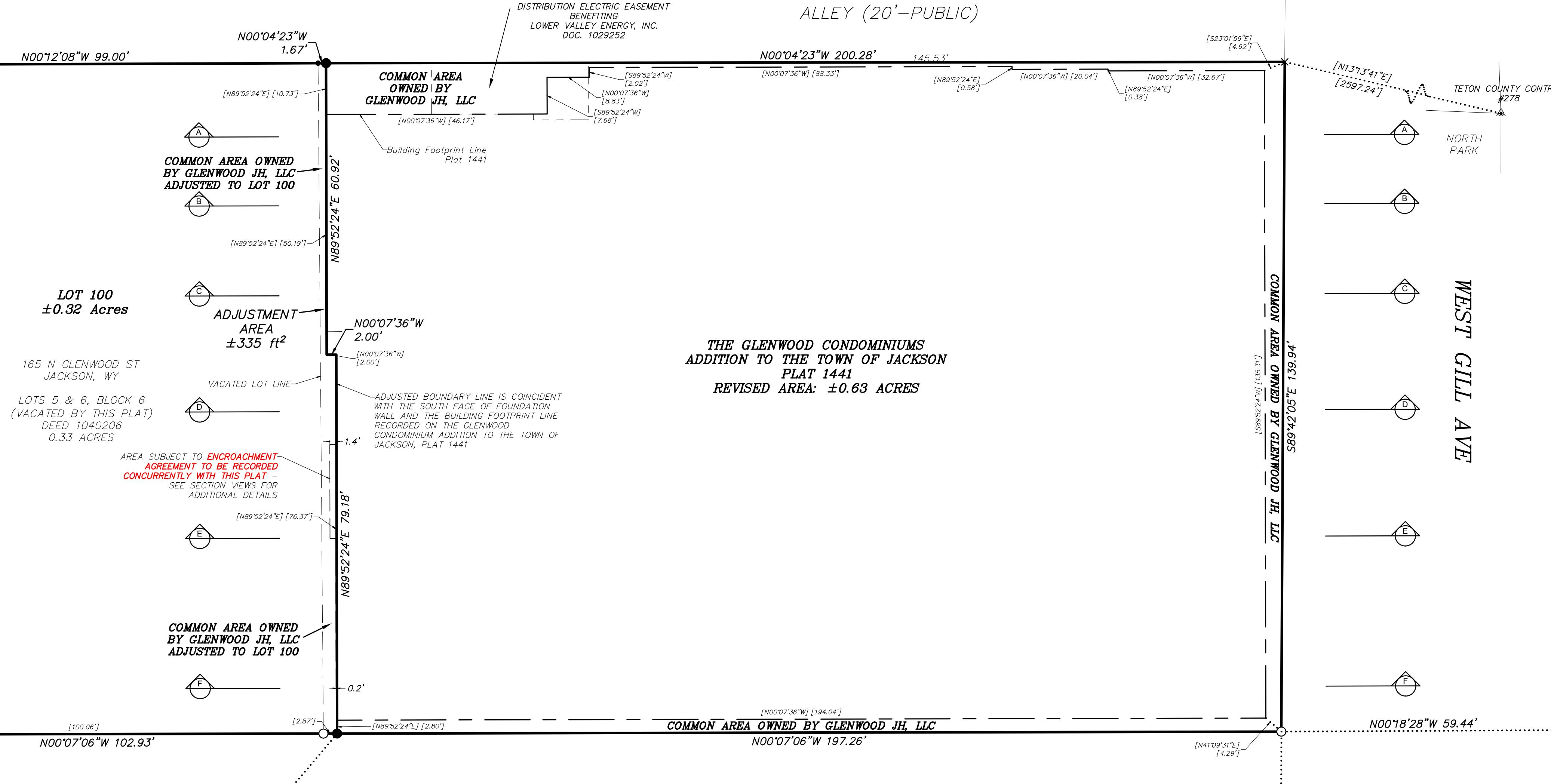
Said Mortgage was subordinated to the lien of the Mortgage in Exception No. 17 by instrument recorded September 10, 2020, as (Instrument) 0998325,

LOTS 13-15 & S1/2 LOT 16, BLOCK 6, PLAT 100  
DOROTHY WILSON LIVING TRUST  
DOC 0455134

LOT 17 & N1/2 LOT 16, BLOCK 6, PLAT 100  
JJB LLC  
DOC 1008064

MILLER PARK LOFTS CONDOMINIUMS  
ADDITION TO THE TOWN OF JACKSON  
PLAT 1318  
COMMON AREA

BUFFALO CLUB CONDOMINIUMS  
PLAT NO. 1250



#### LEGEND

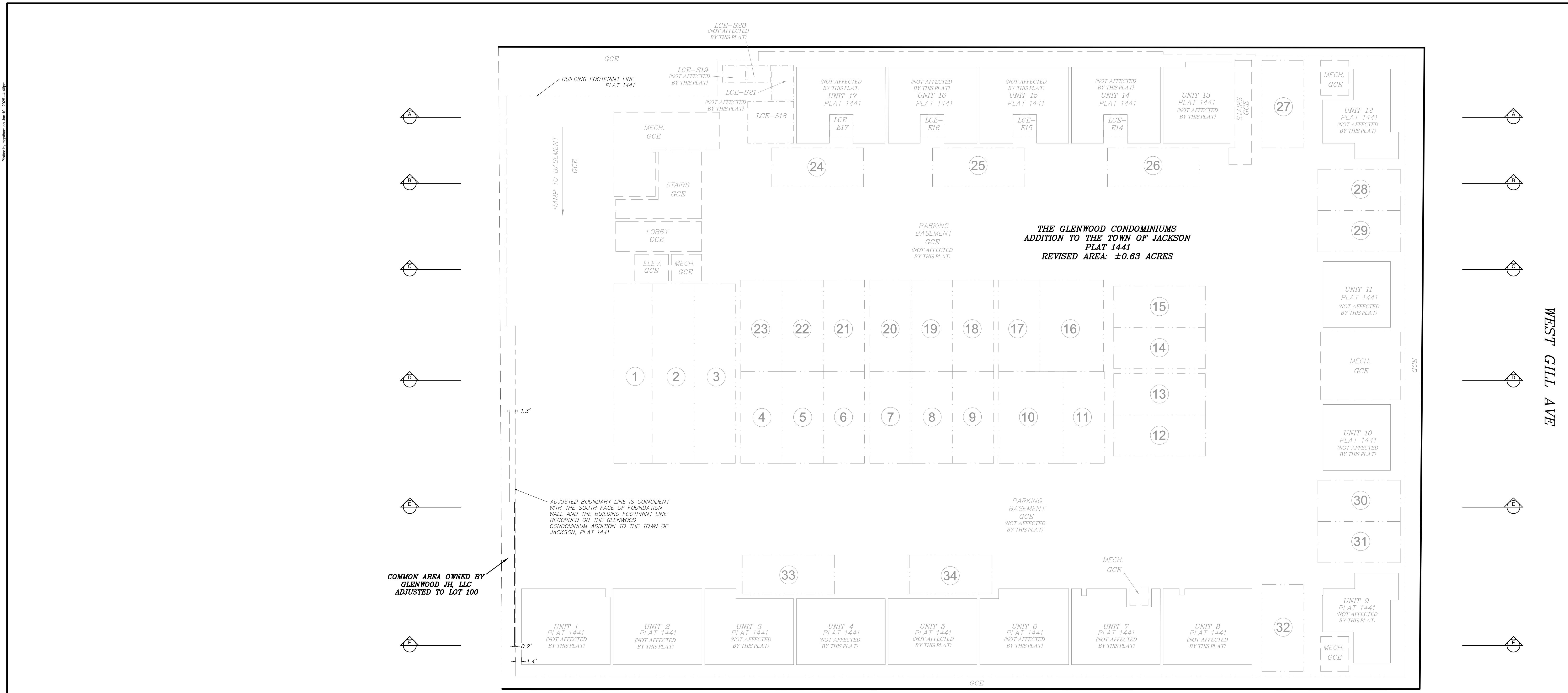
- steel pipe with brass cap inscribed "PLS 3889"
- steel pipe with brass cap inscribed "PE & LS 578"
- △ reinforcing steel bar with 2 1/2" diameter aluminum cap inscribed "PLS 6447"
- Teton County control point, as noted
- reinforcing steel bar with 2" diameter aluminum cap inscribed "JORGENSEN ASSOCIATES P.C. PLS 13002"
- pk nail with washer inscribed "PLS 13002"
- × measured bearing & distance or curve geometry
- calculated bearing & distance or curve geometry
- boundary, this subdivision
- boundary, adjoining property
- ties to building footprint line
- building footprint line
- boundary, easement, as noted

THE GLENWOOD ADJUSTMENT  
ADDITION TO THE TOWN OF JACKSON  
BEING IDENTICAL WITH LOTS 5 & 6, BLOCK 6, OF  
THE ORIGINAL TOWNSITE OF JACKSON, PLAT NO. 100 & THOSE  
LANDS LYING OUTSIDE OF THE BUILDING FOOTPRINT OF THE  
GLENWOOD CONDOMINIUM ADDITION TO THE TOWN OF JACKSON,  
PLAT 1441

LOCATED IN THE  
SE1/4 of SE1/4 Section 28  
T41N, R116W, 6th P.M.  
Town of Jackson  
Teton County, Wyoming

Sheet 2 Of 10  
OVERVIEW, NOTES & VICINITY MAP

PREPARED BY: STAFF LAST REVISED: 2025-01-15 MAP PREPARED: 2025-01-15 PROJECT NUMBER: 18105

LEGEND

**UNIT 1**  
Number of a Condominium Unit, being part of the Glenwood Condominium Addition to the Town of Jackson, Plat 1441

**Boundary**, subject properties, this subdivision.

**Building footprint line, Plat 1441**  
Condominium Unit perimeter wall being the boundary of an individual airspace that makes up part, or all of a Condominium Unit (individual airspace unit or unit)

**Boundary**, interior building ceiling or wall face limit or the building exterior face of siding. Shown for illustrative purposes only.

**Boundary of Limited Common Elements, including patios, elevators and storage spaces, Plat 1441**  
General Common Element, being part of the Glenwood Condominium Addition to the Town of Jackson, Plat 1441

**GCE**  
Limited Common Elements - Patio: those Limited Common Elements for the exclusive use of a Unit of this subdivision as a patio or deck, being part of the Glenwood Condominium Addition to the Town of Jackson, Plat 1441

**LCE-P**  
Limited Common Elements - Storage: those Limited Common Elements for the exclusive use of a Unit of this subdivision for storage purposes, being part of the Glenwood Condominium Addition to the Town of Jackson, Plat 1441

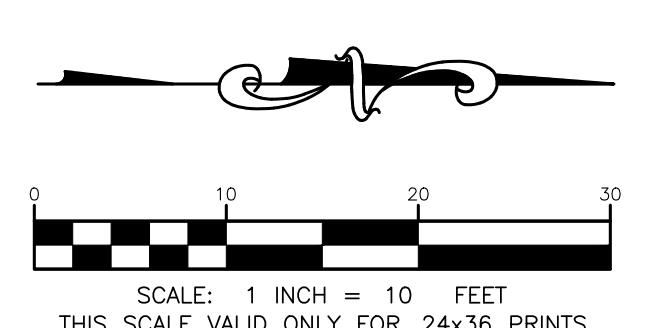
**LCE-S**  
Limited Common Elements - Elevator: those Limited Common Elements for the exclusive use of a Unit of this subdivision as an elevator, being part of the Glenwood Condominium Addition to the Town of Jackson, Plat 1441

**LCE-E**  
Represents the extents of individual parking spaces located in the basement and the associated stall identification number, being part of the Glenwood Condominium Addition to the Town of Jackson, Plat 1441

**26**

NOTES

- SEE THE GLENWOOD CONDOMINIUM ADDITION TO THE TOWN OF JACKSON, PLAT 1441, FOR FULL UNIT, LCE AND GCE DETAILS.
- NO UNIT OR LCE BOUNDARIES, BEING PART OF THE GLENWOOD CONDOMINIUM ADDITION TO THE TOWN OF JACKSON, PLAT 1441, ARE AFFECTED BY THIS PLAT.

BASEMENT LEVEL PLAN VIEW

**THE GLENWOOD ADJUSTMENT  
ADDITION TO THE TOWN OF JACKSON  
BEING IDENTICAL WITH LOTS 5 & 6, BLOCK 6, OF  
THE ORIGINAL TOWNSITE OF JACKSON, PLAT NO. 100 & THOSE  
LANDS LYING OUTSIDE OF THE BUILDING FOOTPRINT OF THE  
GLENWOOD CONDOMINIUM ADDITION TO THE TOWN OF JACKSON,  
PLAT 1441**

LOCATED IN THE  
SE1/4 of SE1/4 Section 28  
T41N, R116W, 6th P.M.  
Town of Jackson  
Teton County, Wyoming

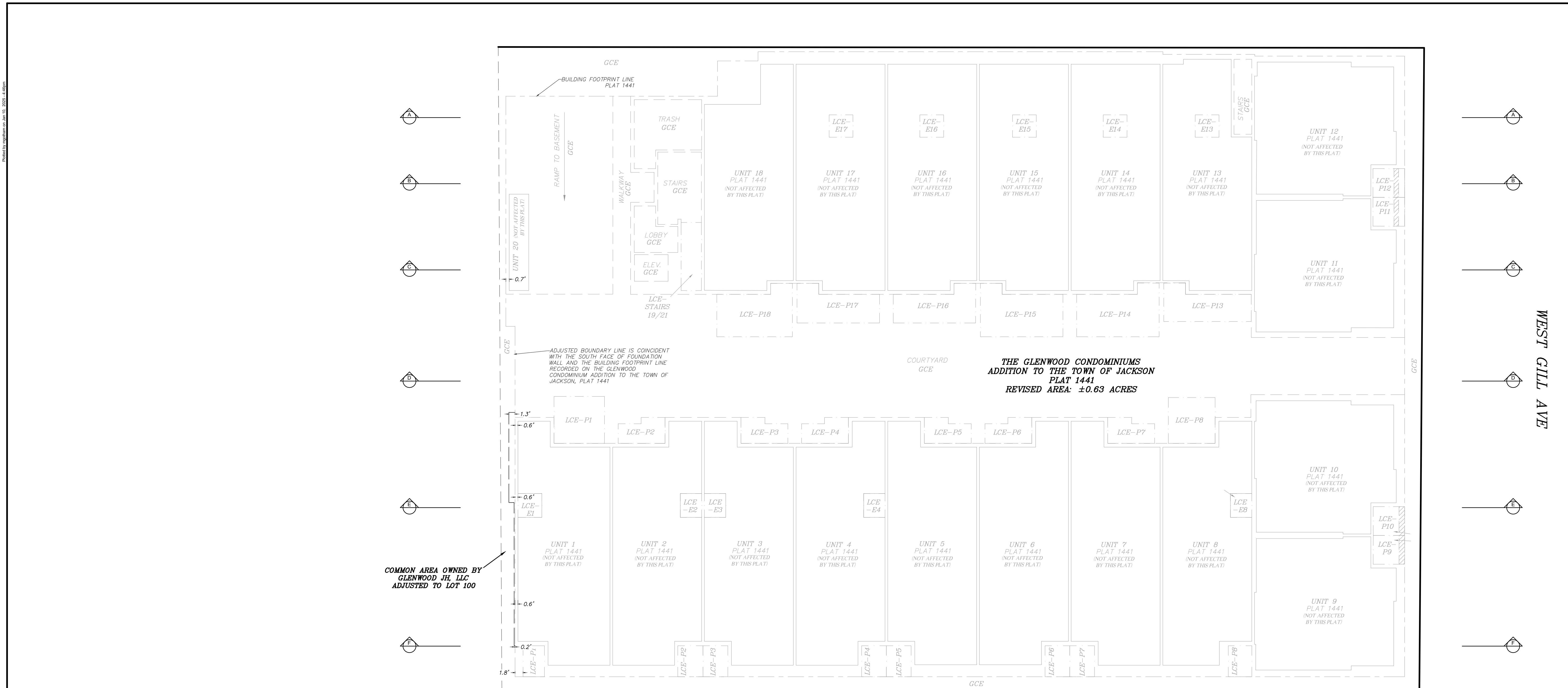
Sheet 3 of 10

PREPARED BY: RF

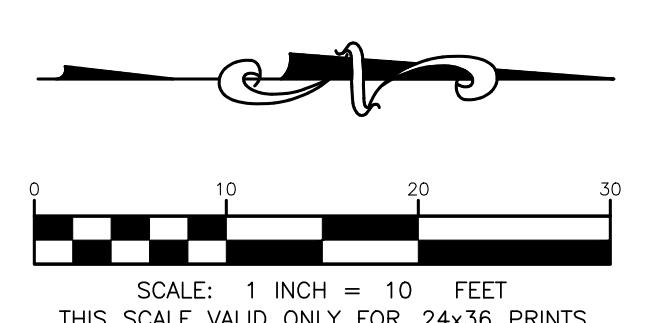
LAST REVISED: 2025-01-15

MAP PREPARED: 2025-01-15

PROJECT NUMBER: 18105



### N GLENWOOD ST



### FIRST FLOOR LEVEL PLAN VIEW

**THE GLENWOOD ADJUSTMENT ADDITION TO THE TOWN OF JACKSON BEING IDENTICAL WITH LOTS 5 & 6, BLOCK 6, OF THE ORIGINAL TOWNSITE OF JACKSON, PLAT NO. 100 & THOSE LANDS LYING OUTSIDE OF THE BUILDING FOOTPRINT OF THE GLENWOOD CONDOMINIUM ADDITION TO THE TOWN OF JACKSON, PLAT 1441**

LOCATED IN THE  
SE1/4 of SE1/4 Section 28  
T41N, R116W, 6th P.M.  
Town of Jackson  
Teton County, Wyoming

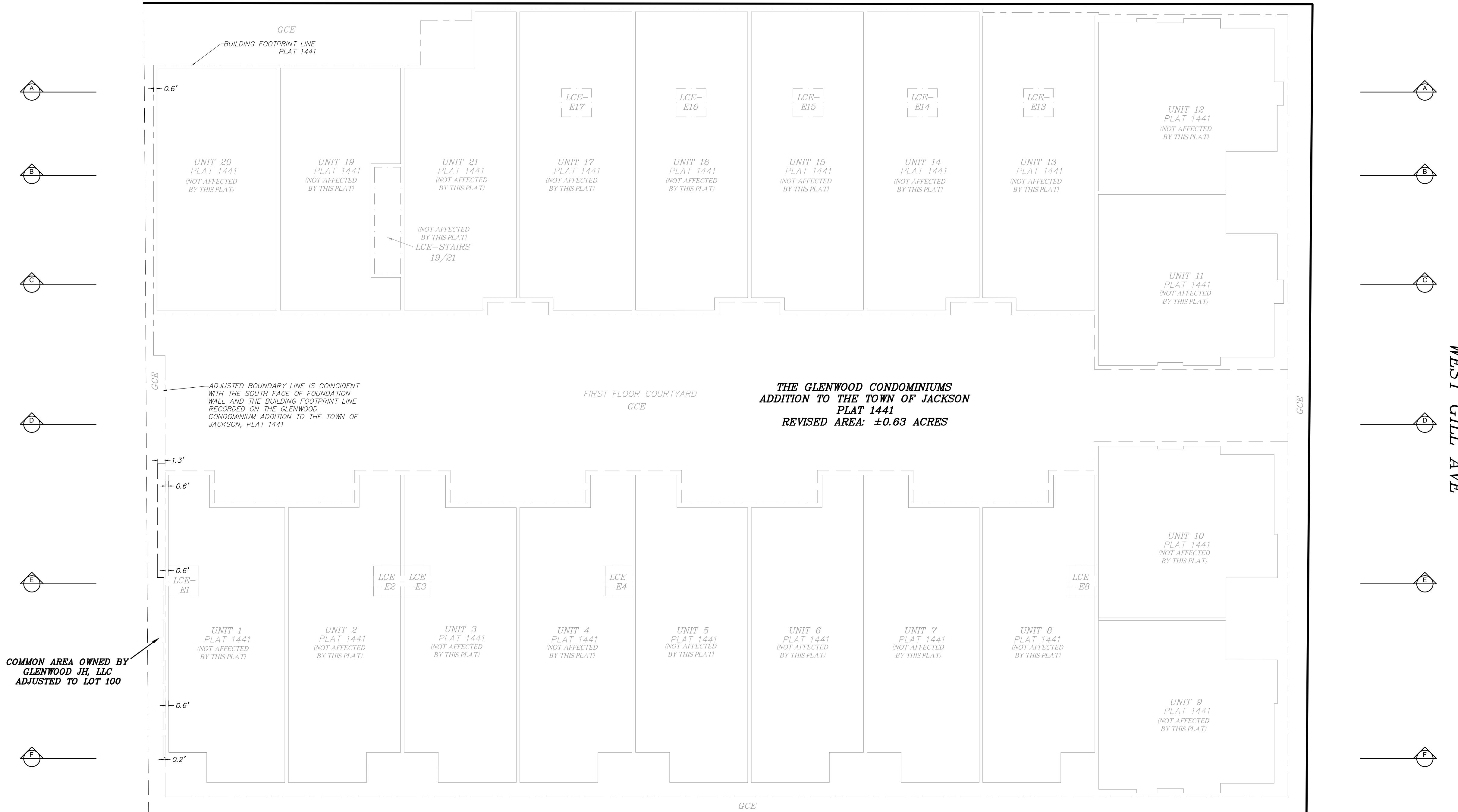
Sheet 4 Of 10

PREPARED BY: RF

LAST REVISED: 2025-01-15

MAP PREPARED: 2025-01-15

PROJECT NUMBER: 18105



*N GLENWOOD ST*

## *LEGEND*

*Number of a Condominium Unit, being part of the Glenwood Condominium Addition to the Town of Jackson, Plat 1441*

*Boundary, subject properties, this subdivision.*

*Boundary, vacated*

*Building footprint line, Plat 1441*  
*Condominium Unit perimeter wall being the boundary of an individual airspace that makes up*

part, or all of a Condominium Unit (individual airspace unit or unit)  
Represents an interior building ceiling or wall face limit or the building exterior face of siding.  
Shown for illustrative purposes only.

Boundary of Limited Common Elements, including patios, elevators and storage spaces, Plat 1441

*Limited Common Elements – Patio; those Limited Common Elements for the exclusive use of a*

*Unit of this subdivision as a patio or deck, being part of the Glenwood Condominium Addition to the Town of Jackson, Plat 1441*

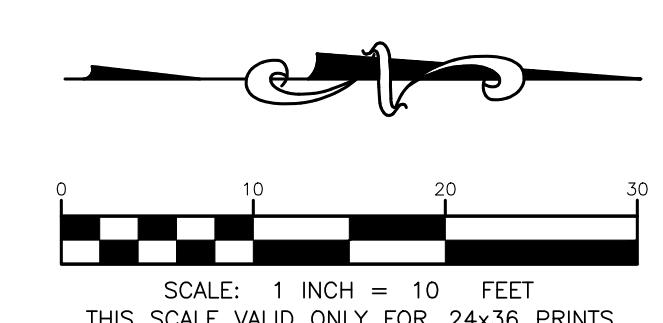
Limited Common Elements Storage, those Limited Common Elements for the exclusive use of a Unit of this subdivision for storage purposes, being part of the Glenwood Condominium Addition to the Town of Jackson, Plat 1441

*Limited Common Elements – Elevator; those Limited Common Elements for the exclusive use of a Unit of this subdivision as an elevator, being part of the Glenwood Condominium Addition to the Town of Jackson, Plat 1441*

Represents the extents of individual parking spaces located in the basement and the associated stall identification number, being part of the Glenwood Condominium Addition to the Town of Jackson, Plat 1441

## NOTES

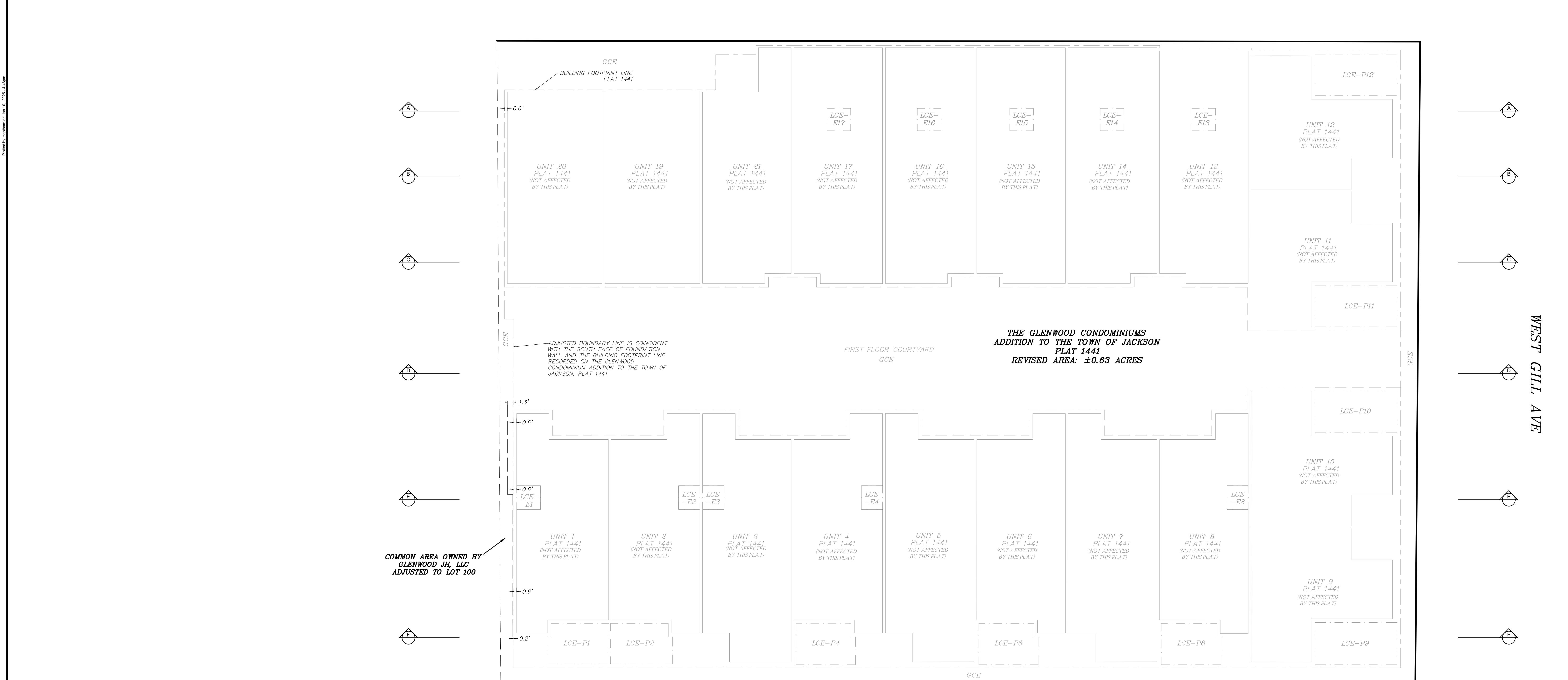
1. SEE THE GLENWOOD CONDOMINIUM ADDITION TO THE TOWN OF JACKSON, PLAT 1441, FOR FULL UNIT, LCE AND GCE DETAILS.
2. NO UNIT OR LCE BOUNDARIES, BEING PART OF THE GLENWOOD CONDOMINIUM ADDITION TO THE TOWN OF JACKSON, PLAT 1441, ARE AFFECTED BY THIS PLAT.



SECOND FLOOR LEVEL  
PLAN VIEW

**THE GLENWOOD ADJUSTMENT  
ADDITION TO THE TOWN OF JACKSON  
BEING IDENTICAL WITH LOTS 5 & 6, BLOCK 6, OF  
THE ORIGINAL TOWNSITE OF JACKSON, PLAT NO. 100 & THOSE  
LANDS LYING OUTSIDE OF THE BUILDING FOOTPRINT OF THE  
GLENWOOD CONDOMINIUM ADDITION TO THE TOWN OF JACKSON,  
PLAT 1441**

LOCATED IN THE  
SE1/4 of SE1/4 Section 28  
T41N, R116W, 6th P.M.  
Town of Jackson  
Teton County, Wyoming



### N GLENWOOD ST

**THE GLENWOOD ADJUSTMENT ADDITION TO THE TOWN OF JACKSON BEING IDENTICAL WITH LOTS 5 & 6, BLOCK 6, OF THE ORIGINAL TOWNSITE OF JACKSON, PLAT NO. 100 & THOSE LANDS LYING OUTSIDE OF THE BUILDING FOOTPRINT OF THE GLENWOOD CONDOMINIUM ADDITION TO THE TOWN OF JACKSON, PLAT 1441**

LOCATED IN THE  
SE1/4 of SE1/4 Section 28  
T41N, R116W, 6th P.M.  
Town of Jackson  
Teton County, Wyoming

Sheet 6 of 10

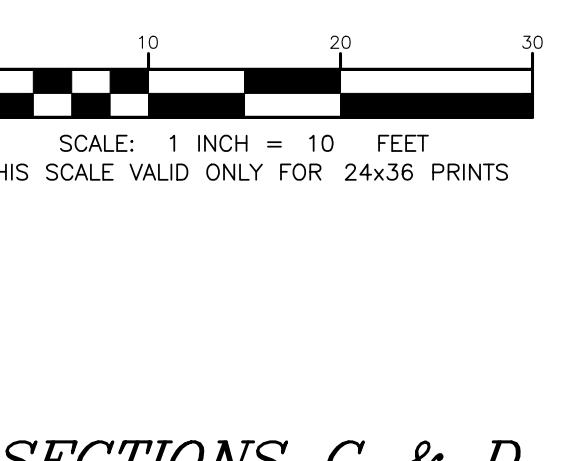
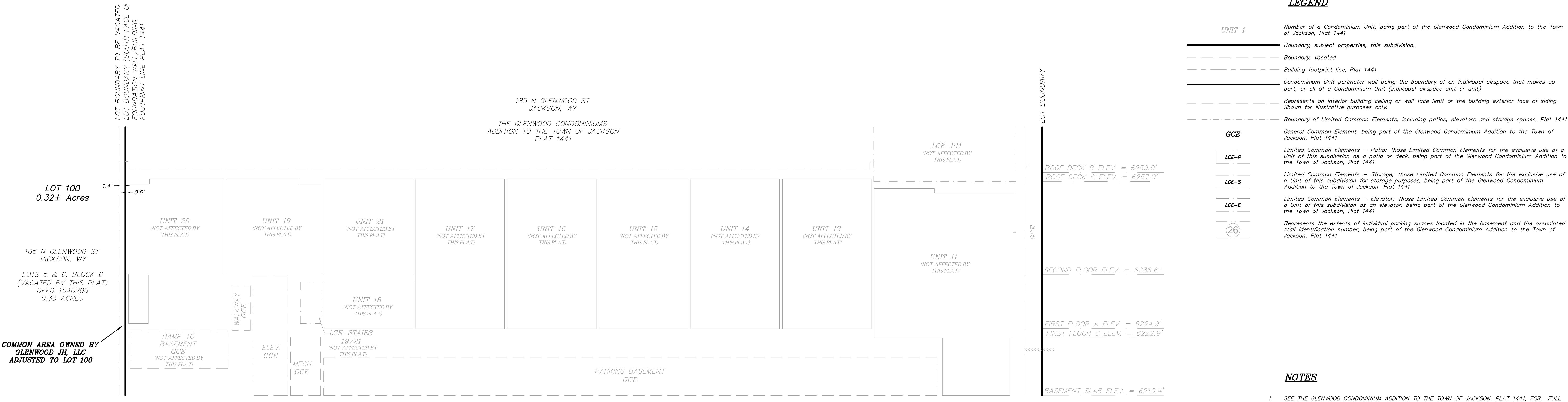
PREPARED BY: RF

LAST REVISED: 2025-01-15

MAP PREPARED: 2025-01-15







**SECTION C & D**

**THE GLENWOOD ADJUSTMENT  
ADDITION TO THE TOWN OF JACKSON  
BEING IDENTICAL WITH LOTS 5 & 6, BLOCK 6, OF  
THE ORIGINAL TOWNSITE OF JACKSON, PLAT NO. 100 & THOSE  
LANDS LYING OUTSIDE OF THE BUILDING FOOTPRINT OF THE  
GLENWOOD CONDOMINIUM ADDITION TO THE TOWN OF JACKSON,  
PLAT 1441**

LOCATED IN THE  
SE1/4 of SE1/4 Section 28  
T41N, R116W, 6th P.M.  
Town of Jackson  
Teton County, Wyoming

Sheet 9 of 10

PREPARED BY: RF

LAST REVISED: 2025-01-15

MAP PREPARED: 2025-01-15

PROJECT NUMBER: 18105

